



**68 Hadfield Road,  
North Walsham, NR28 0BE**

- Established Mid-Terrace House
- Approx. 600 metres from Market Place
- Two Bedroom Accommodation
- Windows & Exterior Doors Replaced 2022

**£189,950**

EPC Rating 'C 71'





## Property Description

An established mid terrace house, conveniently situated within approximately 600 metres of the Market Place, the property is arranged to provide two bedroom accommodation over two floor.

The current Vendors had the windows and both exterior doors replaced in 2022 with brand new uPvc units, and the house also benefits from gas fired central heating to radiators from a modern condensing boiler, a low maintenance garden to the rear (backing onto a green area) & two off road parking spaces.

The house is offered for sale with no onward chain.

## Location

North Walsham is a thriving North Norfolk market town offering a range of shopping facilities including a large Sainsbury' store, Waitrose, Lidl, all levels of schools including sixth form college, doctors surgeries, restaurants and leisure facilities including the Victory swimming & fitness centre.



The town also has a railway station providing regular services on the Norwich to Sheringham line.

The sandy beaches of the North East Norfolk coast are about six miles from the town, the Norfolk Broads are about twelve miles to the south and the city of Norwich is approximately 17 miles distant.

## Accommodation

UPvc sealed unit double glazed front entrance door to:

### ENTRANCE LOBBY

Staircase to first floor, door to lounge, textured ceiling.

### LOUNGE

15' 7" x 12' 9" max, 9' 6" min (4.75m x 3.89m max, 2.9m min). UPvc sealed unit double glazed window to front, radiator, telephone point, TV aerial point, textured ceiling, door to:

### KITCHEN

12' 9" x 7' 2" (3.89m x 2.18m).

Fitted with a range of matching base units and wall cupboards, wood-effect roll top work surfaces, inset single drainer 1.5 bowl stainless steel sink unit with mixer tap, space for cooker with splash back and extractor hood over, space for 'American'-style fridge/freezer, space and plumbing for automatic washing machine, space for tumble dryer, cupboard housing wall mounted gas fired boiler, tiling to walls, panelled ceiling, uPvc sealed unit double glazed window and door to rear.



### LANDING

Doors to bedrooms and shower room, built-in storage cupboard, textured ceiling with access to loft space.

### BEDROOM 1

11' 5" x 9' 5" (3.48m x 2.87m) plus recess.

UPvc sealed unit double glazed window to front, radiator, shelved recess, textured ceiling.



### BEDROOM 2

11' 9" x 6' 5" (3.58m x 1.96m).

UPvc sealed unit double glazed window to rear, radiator, textured ceiling.

### SHOWER ROOM

5' 11" x 5' 6" (1.8m x 1.68m) plus recess.

Matching white suite comprising pedestal hand basin, close coupled WC and shower cubicle. Tiling to two walls, radiator, uPvc sealed unit double glazed window to rear, textured ceiling.



## Outside

The property provides two off road parking spaces; one directly in front of the house, and one in the parking bay to the left hand side. A paved pathway leads to the front entrance door, which has a storm porch over.

A walkway adjacent to the end house leads round to the rear garden, which is fully enclosed by panelled fencing, incorporating a large area of timber decking, and a timber garden store shed.



## Referrals

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**Floor Plan** (Not to scale and intended as an approximate guide to room layout only)



**Directions**

**By Car:** From the main car park (on Vicarage Street) next to Sainsbury's turn right and right again at the junction onto Mundesley Road. Take the second left-hand turning into Lynfield Road, second left into Hadfield Road and the property is at the very end of the road.

**On Foot:** From the Mundesley Road car park walk into Nelson Way and turn right. Turn left into Northfield Road and follow this Pellew Place and Oakland Park. Turn right into Hadfield Road and the property is on the left-hand side.

**Services** Mains gas, electricity, water and drainage

**Tenure** Freehold

**Possession** Vacant possession on completion

**Council Tax Band** Band A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon solely and potential buyers are advised to check specific measurements as necessary.