

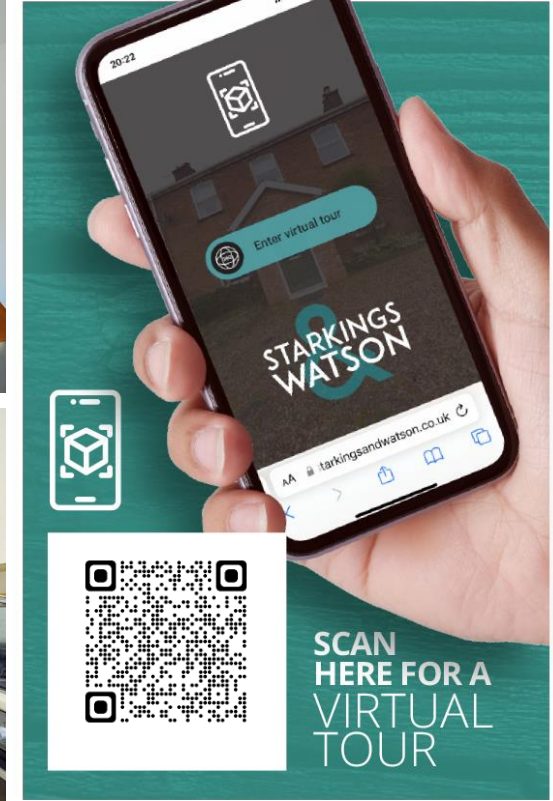
BAILEY ROAD

# North Walsham NR28 0FR

Freehold | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01603 336116

# FOR SALE PROPERTY



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# STARKINGS WATSON

- Vendors Found!
- End-Terrace Townhouse
- Open Plan Living
- Kitchen with Built in Oven & Hob
- Sitting Room with French Doors
- Three Bedrooms
- Family Bathroom with Shower
- Parking for Two Vehicles

### IN SUMMARY

**VENDORS FOUND.** Built in 2019, this end-terrace **TOWNHOUSE** offers spacious rooms arranged over three floors, including the **MODERN OPEN PLAN 22'** kitchen, sitting and dining room - **IDEAL** for day to day living and entertaining. With **VIEWES ACROSS GREEN SPACE**, parking for two cars can be found to front, whilst a **LAWNED GARDEN** is to the rear. Internally, the hall leads to the living space and W.C beyond. Upstairs, **TWO BEDROOMS** can be found on the middle floor along with the **FAMILY BATHROOM**, with the upstairs dedicated to being the main bedroom. With a **NEUTRAL DECOR**, uPVC double glazing and gas fired **CENTRAL HEATING**, the property is ready to move in and personalise.

### SETTING THE SCENE

Overlooking green space, this development is renowned for its open feel and traditional roads which ensure the properties are all well-spaced. With parking to front for two vehicles, a low maintenance frontage sits adjacent to the entrance door, with a gated access to the rear garden.

### THE GRAND TOUR

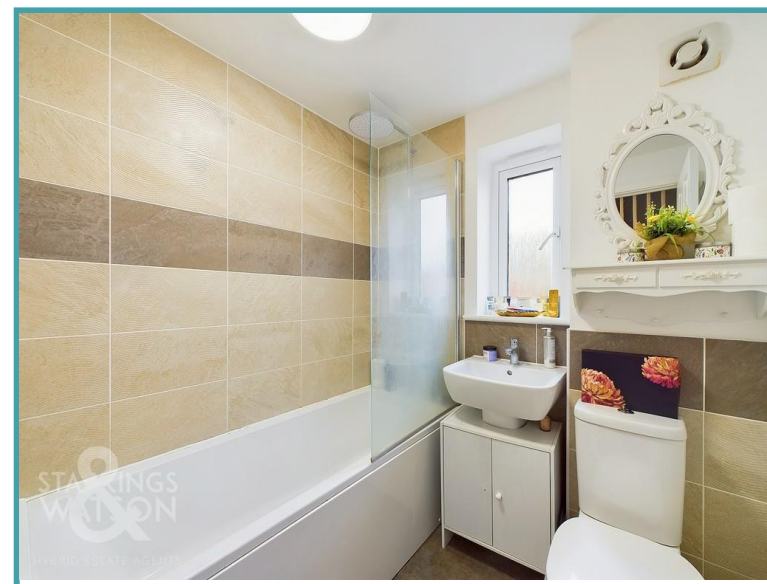
Heading inside, the entrance door opens to a hall entrance, complete with the electric fuse box and stairs rising to the first floor. The ground floor is predominantly open plan, with a U-shape arrangement of wall and base level units including a large breakfast bar. Cooking appliances are integrated, with space for a fridge/freezer and washing machine. With the sitting area finished with fitted carpet for a cosy feel, French doors open to the rear garden, whilst a door leads off to the W.C, where a two piece suite and tiled splash back can be found. Heading upstairs, two bedrooms lead off the carpeted landing, along with the family bathroom - finished with a three piece suite with a shower over the bath and tiled splash backs. The final bedroom can be found on the top floor, with velux windows to front and rear, and a cupboard on the landing.

### THE GREAT OUTDOORS

The rear garden is laid to lawn and finished with timber panelled fences to the boundaries. A small patio leads from the rear, with potential to landscape further.

### OUT & ABOUT

The property is located in North Walsham, a popular town situated approximately 19 miles from Norwich and 8 miles from Cromer. The property is conveniently located close to the town centre, with a rail link in the town on the Bittern Line which runs from Norwich to Cromer and Sheringham via the Norfolk Broads and stopping at Salhouse, Hoveton



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and Wroxham, Worstead and North Walsham. North Walsham offers a wide range of amenities including shops, all levels of schools, doctor's surgeries, etc.

#### FIND US

Postcode : NR28 0FR

What3Words : ///releases.rotations.packages

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTE

Charges in the region of £150 PA are applicable for the upkeep of the communal green space on the development.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE 360  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced headroom (below 1.5m/4.9ft)

(1) Excluding balconies and terraces

Approximate total area<sup>1</sup>  
 709.33 ft<sup>2</sup> 65.9 m<sup>2</sup>  
 Reduced headroom  
 46.28 ft<sup>2</sup> 4.3 m<sup>2</sup>

