



22 Willow Close

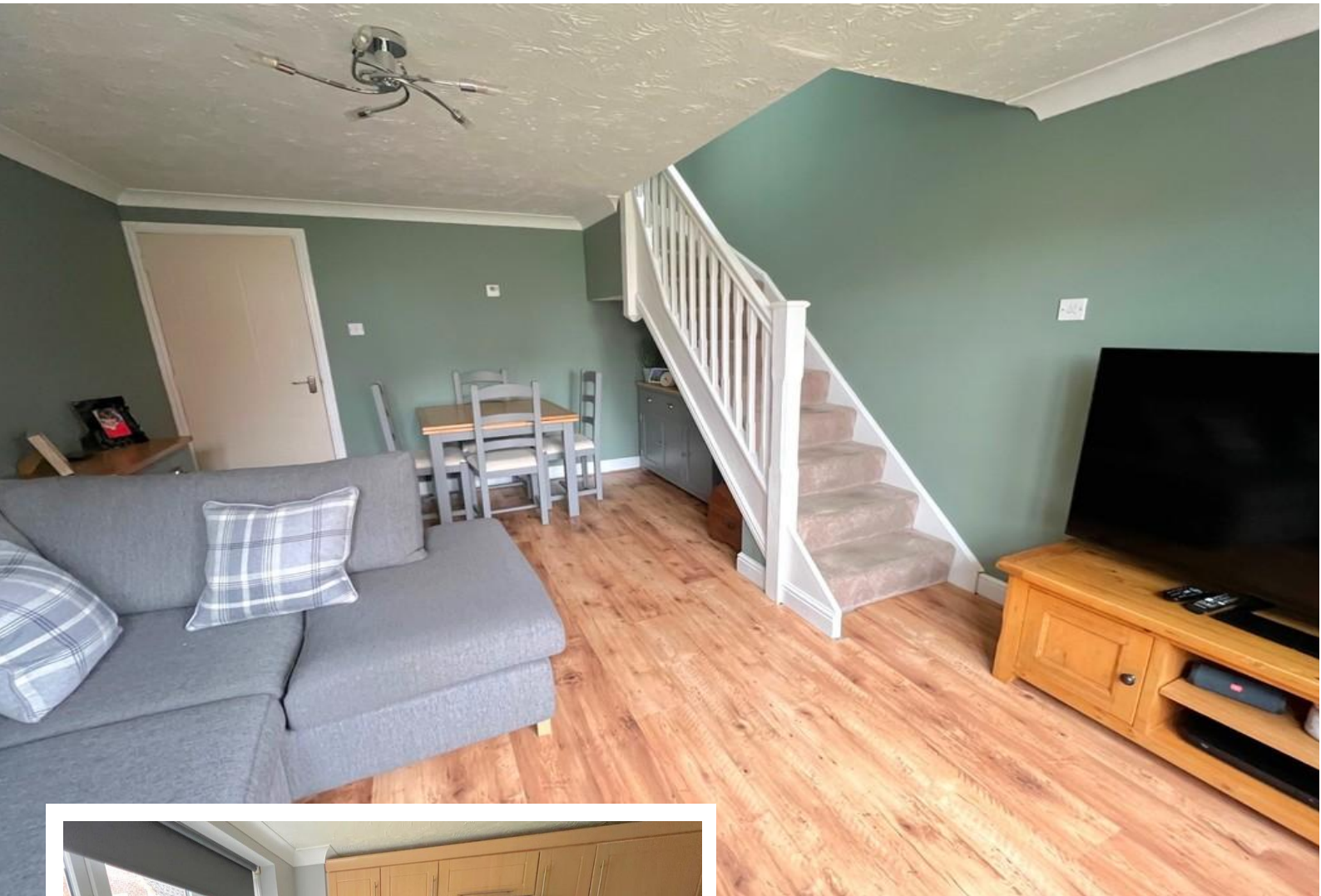
North Walsham, NR28 0UR

- Sought after Cul de Sac Location
- Two Bedroom End Terrace Home
- Excellent decorative order
- Gas central heating and Upvc Double glazing

£200,000

EPC Rating 'TBC'





Property Description

DESCRIPTION

A modern end terrace house in pleasant cul de sac position with larger than average enclosed garden, Modern kitchen with oven and hob, Gas central heating, Upvc double glazing and Off road parking spaces.

LOCATION

North Walsham is a thriving North Norfolk market town offering a range of shopping facilities including a large Sainsbury's 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.



ENTRANCE HALL

With ceramic tiled floor, doors to both Lounge and Kitchen.

LOUNGE

15' x 11' 9" (4.57m x 3.58m) Staircase to first floor, radiator, Upvc double glazed window and door to rear garden, TV aerial point, telephone point, laminate wood floor.

KITCHEN

8' 9" x 7' 10" (2.67m x 2.39m) Fitted with a range of matching base and wall mounted units comprising cupboards and drawers, roll top work surfaces with tiled splash backs, inset single drainer stainless steel sink unit with mixer tap, space and plumbing for domestic appliance, further space for upright appliance, Upvc double glazed window to front, built-in oven and hob with cooker hood above, wall mounted gas fired central heating boiler, consumer unit.

FIRST FLOOR LANDING

Upvc double glazed window to side, doors to bedrooms and bathroom.



BEDROOM ONE

11' 9" x 9' 10" (3.58m x 3m) With Upvc double glazed window to rear, radiator, raised plinth with TV point.

BEDROOM TWO

12' x 5' 8" (3.66m x 1.73m) With Upvc double glazed window to front, radiator, hatch to loft space.

BATHROOM

Fitted with a modern white suite comprising of a panelled bath with separate taps and thermostatic dual head 'Mira' shower over, pedestal wash hand basin and close coupled dual flush wc, shaver point, radiator, extractor fan, built-in airing cupboard with factory lagged hot water tank and slatted shelving, opaque Upvc double glazed window.



FRONT GARDEN

mainly laid to lawn with paved path to canopied porch and front door.

REAR GARDEN

Being enclosed by walling and close boarded fencing, mainly laid to lawn flanked by flower borders, paved patio, timber garden shed with power and light, gated side access, further gated access to parking area where two spaces are allocated.



VIEWINGS

By arrangement with the agents, Acorn Properties

01692 402019

SERVICES

Mains Electric, Gas, Water & Drainage

TENURE

Freehold

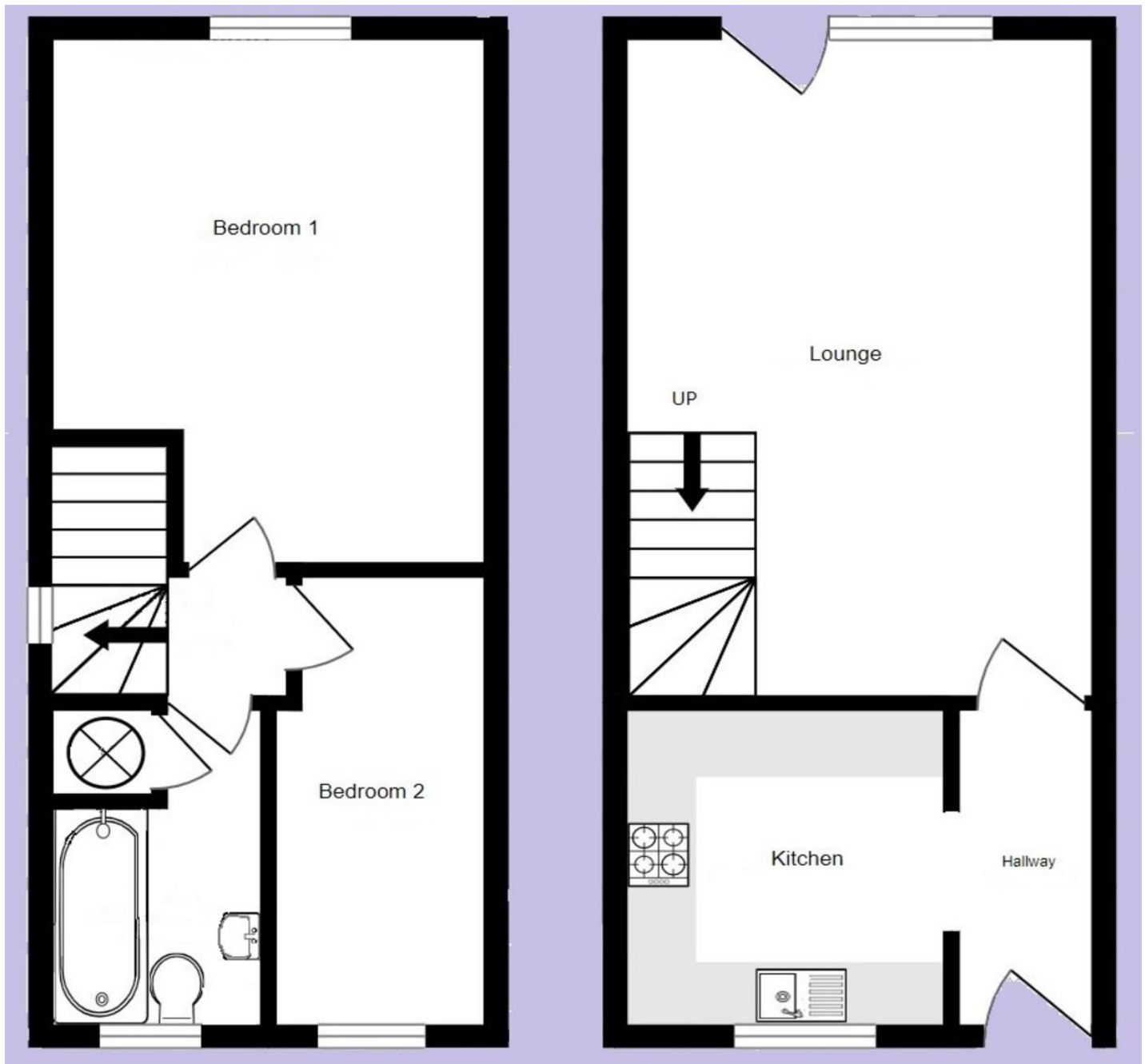
POSSESSION

Vacant possession on completion

COUNCIL TAX BAND

Band B

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



REFERRALS

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