



15 Wells Avenue

North Walsham, NR28 0TE

- Two Bedroom Semi-detached home
- Cul de Sac Location, Ample Parking
- Ample parking and Garage
- South facing rear garden

£225,000

EPC Rating '64'





Property Description

DESCRIPTION

Set in a sought after residential cul de sac is this well appointed semi-detached two bedroom home with south facing rear garden, detached garage and ample parking, gas fired central heating, Upvc double glazing, and conservatory.

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.



LOUNGE

12' 6" x 15' 8" (3.81m x 4.78m) Upvc double glazed bay window and matching door to front, two radiators, balustraded staircase rising to first floor, door to Kitchen/Diner.

KITCHEN/DINER

12' 6" x 9' 10" (3.81m x 3m) Fitted with a comprehensive range of base and wall mounted units comprising cupboards and drawers, roll edge work surface with inset one and a half bowl sink and mixer tap, tiled splash backs, plumbing and space for two domestic appliances under work surface, space and point for electric cooker, radiator, Upvc double glazed window to rear, wall mounted gas fired central heating boiler.



CONSERVATORY

10' 4" x 7' (3.15m x 2.13m) Having Upvc double glazed windows on a brick base with polycarbonate roof, French doors leading to rear garden.

FIRST FLOOR LANDING

With access to all rooms, hatch to loft space.



BEDROOM

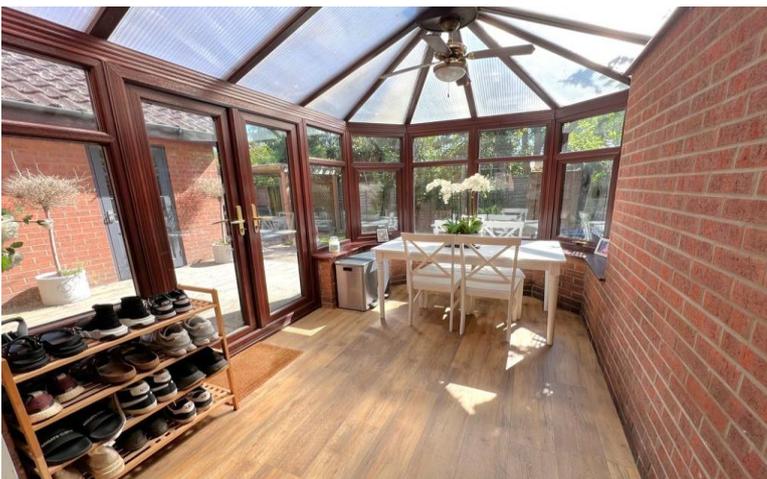
12' 6" x 8' 8" (3.81m x 2.64m) With built-in airing cupboard housing factory lagged hot water tank and slatted shelving, radiator, Upvc double glazed window overlooking rear garden.

BEDROOM

12' 6" x 8' (3.81m x 2.44m) With hanging space and shelving to one wall, Upvc double glazed window to front, radiator.

BATHROOM

6' 9" x 6' 3" (2.06m x 1.91m) Fitted with a suite comprising of a corner glazed shower enclosure, close coupled dual flush wc, vanity unit with inset wash hand basin, tiled splash backs, opaque Upvc double glazed window to side, heated towel radiator, shaver point.



GARAGE

17' 6" x 8' 10" (5.33m x 2.69m) With up and over door to front, personal door to side, power and light.



FRONT GARDEN

Laid to decorative shingle with stepping stone path to covered porch, ample off road parking to the side for several vehicles and access to the garage.

REAR GARDEN

Being enclosed by close boarded fencing, laid to timber decking with artificial lawn, pergola and timber garden shed, raised borders, gated side access and personal door to garage, outside tap, and southerly aspect.

Viewings

By arrangement with the agents, Acorn Properties

 **01692 402019**

Services

Mains Gas, Water, Drainage & Electricity

Tenure

Freehold

Possession

Vacant possession on completion

Council Tax Band

Band B



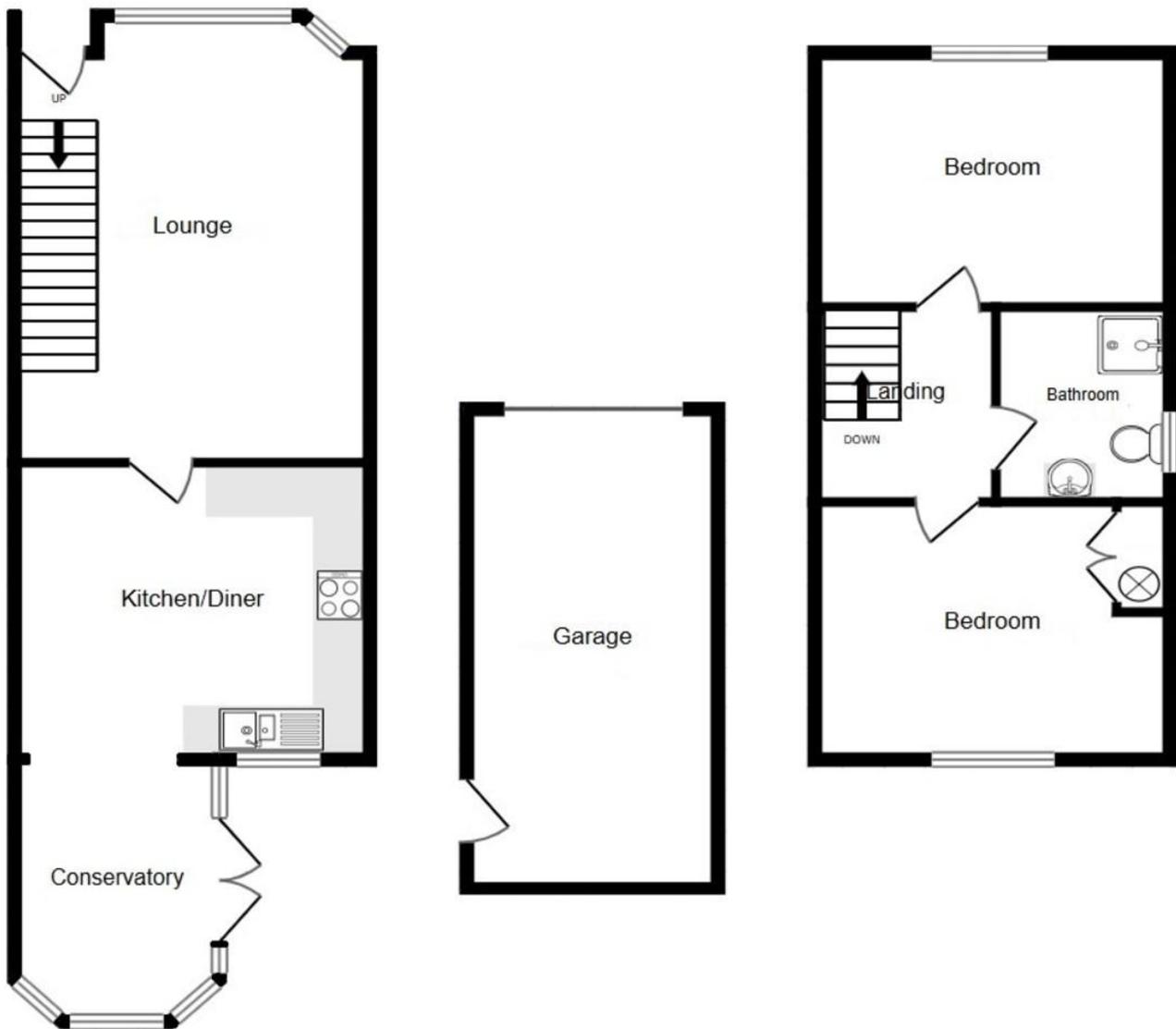
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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



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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.