



**7 Fuller Road,**  
North Walsham, NR28 0EG

- Extended Semi-Detached House
- Enjoying Large South-Facing Garden
- Two Double Bedroom Accommodation
- Driveway providing Ample Parking

**£220,000**

EPC Rating 'TBC'





## Property Description

An extended semi-detached house enjoying a large south-facing garden, the property is conveniently situated within walking distance of Millfield Primary School and is offered for sale with no onward chain.

The accommodation includes two double-aspect double bedrooms on the first floor, with a sitting room, dining room, kitchen, hallway and bathroom on the ground floor.

Further benefits include gas fired central heating to radiators, a wood burner in the sitting room, uPvc double glazing, and a driveway providing ample off road parking space.

## 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.

## Accommodation

UPvc sealed unit double glazed front entrance door opening to:

### Entrance Hall

Radiator, staircase to first floor with storage space under, doors to sitting room, kitchen and bathroom.

### Sitting Room

14' 1" x 10' 11" (4.29m x 3.35m)

UPvc sealed unit double glazed window to the front, open fireplace with inset wood burner and tiled hearth, radiator, telephone point, picture rails, opening into:

### Dining Room

13' 5" x 8' 7" (4.11m x 2.64m)

UPvc sealed unit double glazed window to side, radiator, laminate wood flooring, double glazed patio doors leading out to the rear garden.



### Kitchen

14' 1" x 5' 8" (4.29m x 1.73m)

Matching base units and wall cupboards, roll top work surfaces with tiled splash backs, space for cooker, inset single drainer stainless steel sink unit with mixer tap, space for fridge/freezer, space and plumbing for automatic washing machine, laminate wood flooring, wall mounted gas fired boiler, radiator, uPvc sealed unit double glazed windows to front and rear, door to side (not in use).



### Bathroom

Situated on the ground floor with a uPvc sealed unit double glazed window to the rear. White suite comprising wall mounted wash hand basin with tiled splash backs, low level WC, panelled bath with fully tiled surround and shower over, radiator.



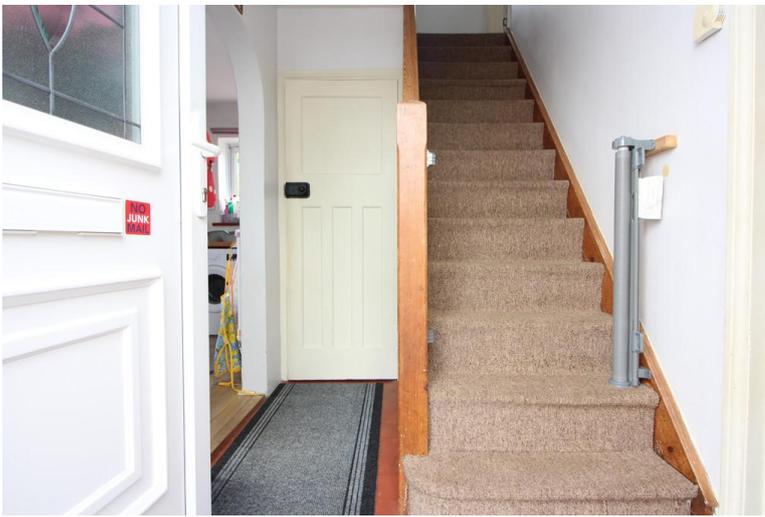
### Landing

UPvc sealed unit double glazed window to the rear, loft access, doors to bedrooms.

### Bedroom 1

14' x 10' 11" (4.27m x 3.33m) plus recess.

Dual aspect room with uPvc sealed unit double glazed windows to the front and rear, feature cast iron fireplace (not in use), picture rails and radiator.



## Bedroom 2

14' x 8' 5" (4.27m x 2.57m) plus recess.

Dual aspect room with uPvc sealed unit double glazed windows to the front and rear, radiator, picture rails, loft access.

## Outside

A gravelled driveway to the front provides plenty of off-road parking space. A gate to the side of the house leads through to the rear garden.

The rear garden enjoys a sunny southerly aspect and is generously proportioned, being predominantly laid out on lawn with a paved patio area, a selection of young trees and a timber garden store shed.



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## General Information

### Viewings

By arrangement with the agents, Acorn Properties

☎ 01692 402019

### Services

Mains gas, electricity, water and drainage

### Tenure

Freehold



### Possession

Vacant possession on completion

### Council Tax Band

Band A

### Directions

From the top of the Market Place turn right into Yarmouth Road and right at the mini roundabout into Grammar School Road. Turn left at the next mini roundabout into Norwich Road and proceed over the traffic light junction. Take the second right hand turning into Millfield Road and turn left at the mini roundabout into Morris Road. Turn right at the next mini roundabout into Fuller Road and the property can be found on the left hand side.



## Floor Plan

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



***AWAITING EPC GRAPH***

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