



**Hall Lane, North Walsham NR28 9DT**

**welcome to**

**Hall Lane, North Walsham**

This three bedroom detached chalet bungalow with garage, driveway parking and well-established front and rear garden has been re-furbished by the current owners and would make an ideal family home with close proximity to North Walsham town centre.



This three bedroom detached chalet style bungalow, is set within close proximity to North Walsham town centre and has been re-furnished by the current owners, including full re-decoration, re-fitted bathrooms, cloakroom and kitchen, new fuse box installed and boiler with 3 years warranty remaining. The property offers accommodation comprising good sized entrance hall, cloakroom, lounge/ diner, kitchen, front porch/ utility room, conservatory, double bedroom and bathroom on the ground floor. The first floor offers another two double bedrooms, both with eaves storage and a family shower room. Externally, the property boasts a concrete driveway offering parking for multiple vehicles, garage with up and over door, power and lighting, window and composite door to the rear, wall units, work surfaces and space for white goods. The front garden is well established and mature with an array of bushes, shrubs, trees and plants and bordering flower beds. The rear garden can be accessed via side gates to both sides of the property and is south facing, fully enclosed and mainly laid to lawn with bordering beds, summer house, patio area and plenty of trees/ shrubs including two apple trees.

#### **Entrance Hall**

Double glazed door to the side aspect, feature archway, coat cupboard, understairs cupboard, stairs to the first floor, two radiators and carpeted flooring.

#### **Cloakroom**

Double glazed window to the side aspect, WC, wash hand basin with vanity unit, mirror with lighting, heated towel rail and vinyl flooring.

#### **Lounge/ Diner**

Double glazed window to the rear aspect, double glazed sliding door into conservatory, fireplace with electric fire (with capped gas feed), wall lights, television point, two radiators and carpeted flooring.

#### **Conservatory**

Brick base with double glazed windows to the side and rear aspects, double glazed sliding door to the side aspect into the rear garden, wall lights, radiator, carpeted flooring and access via a composite door into the garage.

#### **Kitchen**

Fitted kitchen with a range of wall and base units with work surfaces over, built in fridge and freezer, electric oven, induction hob with cooker hood above, stainless steel sink drainer, tiled splashback, wine rack, extractor fan, gas central heating boiler, vinyl flooring, two radiators, double glazed windows to the front and side aspects and door into the front porch/ utility.

#### **Front Porch/ Utility Room**

Double glazed windows to the front and side aspects, double glazed door to the side aspects, plumbing for washing machine and carpeted flooring.

#### **Bedroom One**

Double glazed window to the front aspect, radiator and carpeted flooring.

#### **Bathroom**

Suite comprising bath with mixer tap, wash hand basin with vanity unit, mirror with light and heating element, heated towel rail, fully tiled walls, vinyl flooring and a double glazed window to the side aspect.

#### **First Floor Landing**

Double glazed skylight window to the side aspect, radiator and carpeted flooring.

#### **Bedroom Two**

Double glazed window to the rear aspect, fitted wardrobe, wall lights, eaves storage, radiator and carpeted flooring.

#### **Bedroom Three**

Double glazed window to the front aspect, airing cupboard housing hot water tank, fitted wardrobes, eaves storage, radiator and carpeted flooring.

#### **Shower Room**

Suite comprising WC, wash hand basin with vanity unit, shower cubicle with power shower, mirror with lighting and heating element, heated towel rail, vinyl flooring and a double glazed window to the side aspect.

#### **Exterior**

The front of the property boasts driveway parking for 4/5 vehicles as well as access to a garage with up and over door, personnel doors to the front and rear, power lighting, work surfaces, wall units and space for tumble dryer/ white goods. The front garden is well established and creates a privacy screening for the property, with an abundance of trees, shrubs and plants. The rear garden can be accessed via side gates to both sides of the property, it is well established, mature, enclosed and south facing, mainly laid to lawn with patio area, summer house, border beds with an array of plants including two apple trees.



**view this property online** [williamhbrown.co.uk/Property/NWM110054](http://williamhbrown.co.uk/Property/NWM110054)



welcome to

## Hall Lane, North Walsham

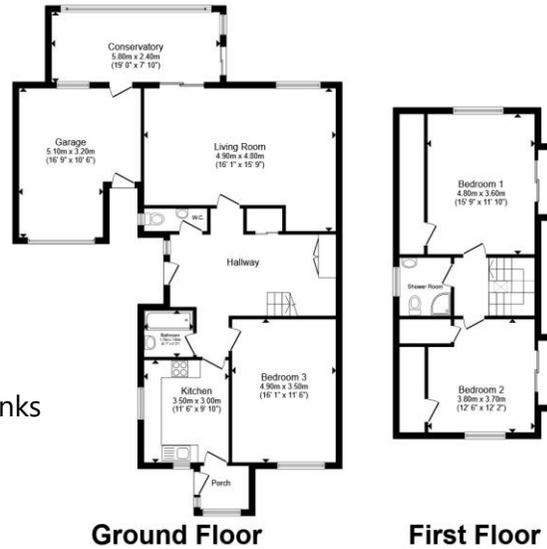
- Versatile Family Home
- Three Double Bedrooms, One on Ground Floor
- Modern Throughout
- Driveway Parking and Garage
- Potential to Convert Garage (STPP)
- Two Full Bathrooms & Cloakroom
- Well Established Gardens
- Close Proximity to Town Centre & Public Transport Links

Tenure: Freehold EPC Rating: Exempt  
Council Tax Band: D

# £390,000

Total floor area 172.7 m<sup>2</sup> (1,859 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NWM110054](http://williamhbrown.co.uk/Property/NWM110054)



Property Ref:  
NWM110054 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01692 402861



NorthWalsham@williamhbrown.co.uk



16 Market Street, NORTH WALSHAM, Norfolk,  
NR28 9BZ



[williamhbrown.co.uk](http://williamhbrown.co.uk)