

## DIRECTIONS

leave the town center on New Road past the post office and fire station, turn left into Pound Road and right at the crossroads which becomes Brick Kiln Road, Webbs Close can be found some way down on the right hand side and the property is first in on the right.

## EPC

**Energy Performance Certificate**

**SAP**

10, Webbs Close, NORTH WALSHAM, NR28 9XE

Dwelling type: Detached house      Reference number: 9696-2637-6298-9807-5931  
 Date of assessment: 03 November 2013      Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 03 November 2013      Total floor area: 116 m<sup>2</sup>

Use this document to:  
 • Compare current ratings of properties to see which properties are more energy efficient  
 • Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,586</b>
<b>Over 3 years you could save</b>	<b>£ 711</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 294 over 3 years	£ 163 over 3 years	<div style="background-color: #4CAF50; color: white; padding: 5px; display: inline-block;">                     You could save £ 711 over 3 years                 </div>
Heating	£ 1,890 over 3 years	£ 1,461 over 3 years	
Hot Water	£ 402 over 3 years	£ 231 over 3 years	
<b>Totals</b>	<b>£ 2,586</b>	<b>£ 1,875</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

**Energy Efficiency Rating**

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Current	Potential
69	86

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

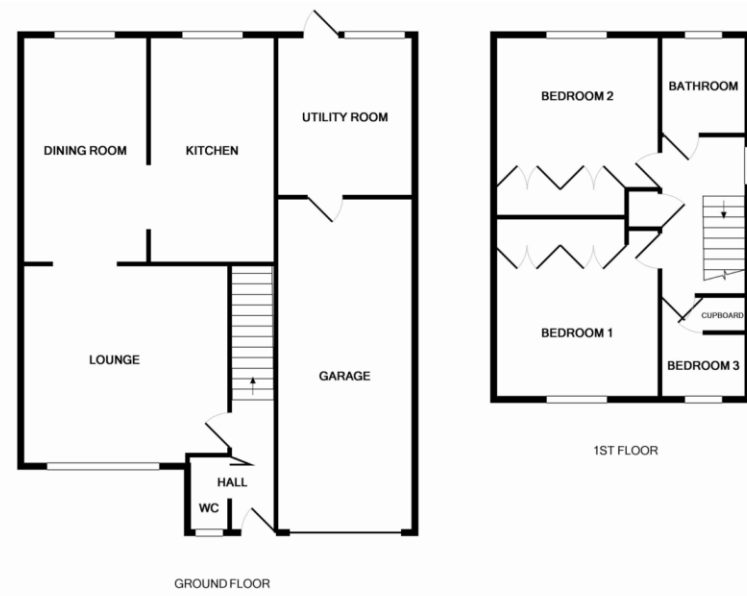
The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 234	✔
2 Low energy lighting for all fixed outlets	£30	£ 93	✔
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 276	✘

See page 3 for a full list of recommendations for this property.  
 To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/saveenergy](http://www.direct.gov.uk/saveenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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Webbs Close | North Walsham | NR28 9XE

£210,000

A three bedroom modern detached home set in a popular residential cul de sac with gas central heating, UPVC double glazing, garage and enclosed garden. A three bedroom modern detached home set in a popular residential cul de sac with gas central heating, UPVC double glazing, garage and enclosed garden.

- Detached Home
- Three Bedrooms
- Two Reception Rooms
- Utility Room
- No Chain

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 01692 402357

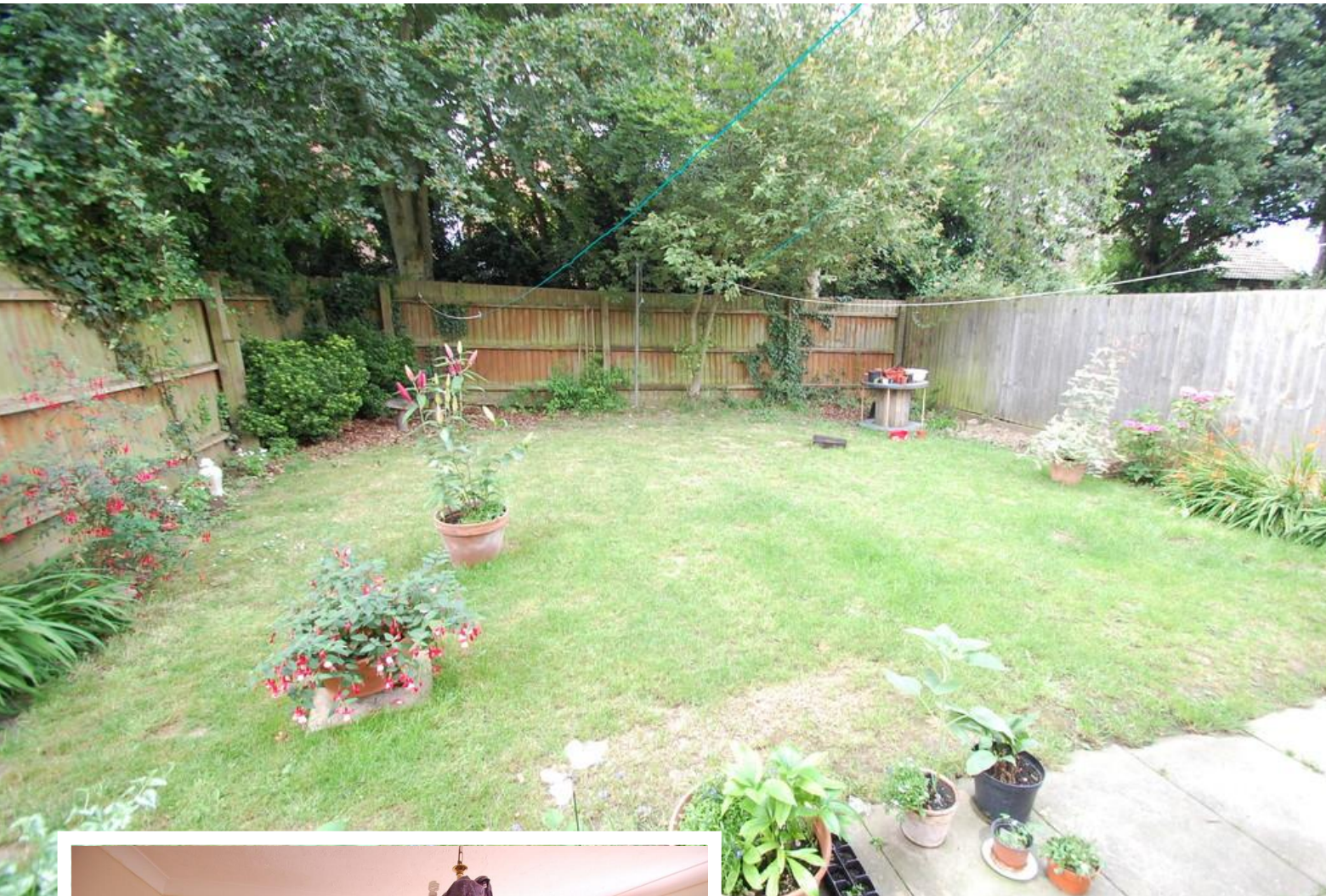
**Aylsham** 01263 738444  
**Cromer** 01263 512026  
**Eaton** 01603 506697  
**Holt** 01263 713966

**North Walsham** 01692 402357  
**Norwich** 01603 620551  
**Sheringham** 01263 822373  
**Wroxham** 01603 782053

Agents Note: 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

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10 Webbs Close, North Walsham, Norfolk, NR28 9XE



## Property Description

**UPVC DOUBLE GLAZED FRONT DOOR TO:-**

### ENTRANCE HALL

Laminate floor, staircase rising to first floor, radiator

### CLOAKROOM

with low level WC, wash hand basin, opaque UPVC window to side.

### LOUNGE

13' 2" x 12' 3" (4.01m x 3.73m) UPVC window to front, laminate flooring, wooden fire surround, radiator, arch to:-

### DINING ROOM

10' 11" x 7' 10" (3.33m x 2.39m) Laminate flooring, radiator, UPVC French doors to garden, arch to kitchen.

### KITCHEN

10' 10" x 7' 8" (3.3m x 2.34m) Fitted with a range of base and wall mounted units comprising cupboards



and drawers, roll edge work surface with inset single drainer sink and mixer tap, built in electric oven and four ring hob with cooker hood above, plumbing and space for washing machine, radiator, tiled splash backs and floor, upvc door to rear, door to utility room.

### UTILITY ROOM

8' 1" x 7' 4" (2.46m x 2.24m) With low level base and wall mounted cupboards, roll edge work surface with inset single drainer sink, plumbing and space for washing machine, further appliance space, gas fired central heating boiler, radiator, ceramic tiled floor, upvc double glazed window and door to garden, further door to garage.

### GARAGE

18' 5" x 8' 9" (5.61m x 2.67m) With up and over door to front, power and light.

### FIRST FLOOR LANDING

Upvc double glazed door to side, access to all rooms, hatch to loft, built in airing cupboard with hot water tank and slatted shelving.

### BEDROOM 1

12' 9" x 9' 0" (3.89m x 2.74m) Upvc double glazed window to front, built in wardrobe and cupboards to one wall.

### BEDROOM 2

9' 2" x 8' 9" (2.79m x 2.67m) With built in wardrobes to one wall, radiator, TV point, upvc double glazed window to rear.

### BEDROOM 3

9' 4" x 6' 5" (2.84m x 1.96m) Upvc double glazed window to front, radiator, built in cupboard over staircase, TV point.

### BATHROOM

Fitted white suite comprising low level WC, paneled bath, pedestal wash hand basin, tiled splash backs, radiator extractor fan, upvc window to rear.

### FRONT GARDEN

laid to shingle with driveway leading to garage, gated side access.

### REAR GARDEN

mainly laid to lawn with panel fencing and paved patio.

### VIEWING

Strictly by appointment with Arnolds Keys North Walsham on 01692 402357