



01263 738444
arnoldskys.com

Bluebell Road . North Walsham . NR28 9EH



£240,000

ONE TO VIEW, THIS NON-ESTATE TRADITIONAL BUNGALOW WITH ROOM TO EXTEND AND GARDEN TO IMPROVE

Recess entrance with double-glazed front door leading onto an 'L' shaped entrance hall. The lounge of some 18'3" in length offers a tiled fireplace with live flame gas fire, double-glazed window to the front elevation, hatchway to the kitchen/breakfast room. The kitchen/breakfast room offers fitted work surfaces, base and eye level units with sealed unit double-glazed window to the front elevation. The property boasts two double bedrooms with the main bedroom featuring double wardrobes and cupboards and faces to the rear aspect. Bedroom two also faces to the rear aspect. The property features a bathroom with shower over bath and a useful separate WC.

The outside space impresses from the front garden which is lawn with driveway to the side, garage with up and over door of some 17'6" in length. There is side access to the enclosed rear garden is mainly lawn with flower beds and paved patio, offering potential and scope for the keen gardener.

Viewing is most strongly recommended to appreciate the property, its potential and its location.

AGENTS NOTE: The workshop shown in the rear garden is not included in the sale of the property.



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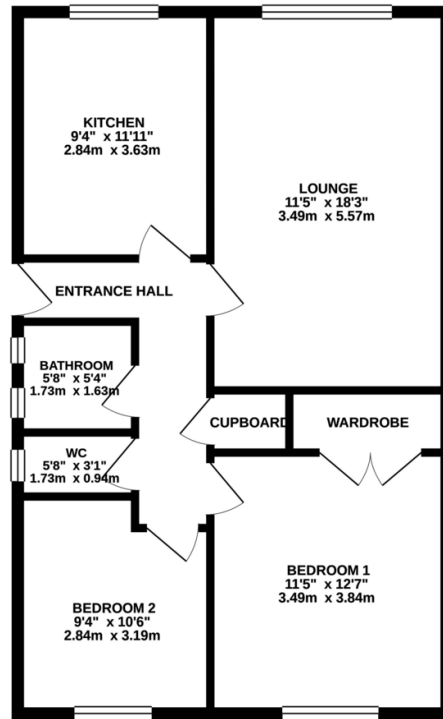


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The workshop is not included in the sale.

GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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. Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £125. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £200. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.



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county@arnoldskeys.com

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