



HALL LANE , NORTH WALSHAM, NR28 9DU

£275,000
FREEHOLD

This stunning brand new bungalow is tucked away just off North Walsham's town centre. Built to the highest specification, it has open plan living areas, 2 double bedrooms (one en-suite) gardens and all the mod-cons for clean and energy efficient living.


HENLEYS
Residential Sales & Lettings

HALL LANE

- Stunning new build
- Ideal location for the town
- Very high specification
- Open plan living
- Gardens
- Very high energy efficiency



OVERVIEW

Built to a very high specification, this new build 2 bed detached bungalow is located just a short walk to the town centre. It presents beautifully with open plan living areas, two double bedroom (one en-suite) gardens, parking and it has been built with energy efficiency in mind.

FIRST IMPRESSIONS

Looks can be very deceiving! The brick weave driveway leads up to the property and there is parking for 3 average size cars. A timber gate opens to the garden. At first glance, the property looks quite small from the outside., however, once inside you will not fail to be impressed by its spacious living accommodation.

One unique feature is that the property is heated by an air source heat pump with every room having its own underfloor, programmable zone heating system which can be programmed via an app on your mobile phone!

FRONT ENTRANCE

A door opens into a small porch. From there another door opens into the lounge /kitchen.

OPEN PLAN LOUNGE/KITCHEN

This delightful room encompasses the living, dining and kitchen in one. Light pours in through double glazed windows and the French doors which open to the garden. The room is divided into two areas, the living area and the kitchen.

The room has built in storage and boiler cupboards.

Further doors open to the master bedroom, the second bedroom and the bathroom. The flooring is high quality wood affect laminate flooring throughout the property.

KITCHEN AREA

The well designed kitchen has all you need. High quality cooking appliances include an electric oven and grill and a four ring halogen hob. Further appliances include a 400mm dishwasher and space for a washing machine. High quality worktops with an inset sink and draining board.

BEDROOM 1

A good size double bedroom with a built-in wardrobe and its own en-suite shower room.

BEDROOM 2

Another good size double bedroom.

BATHROOM

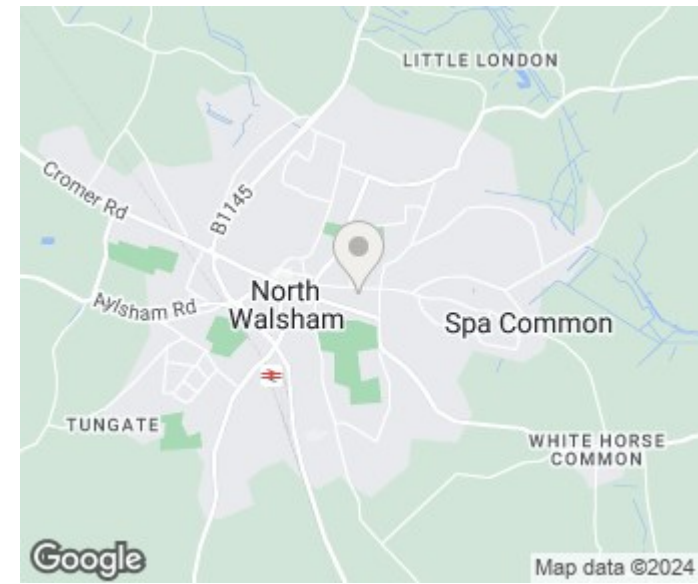
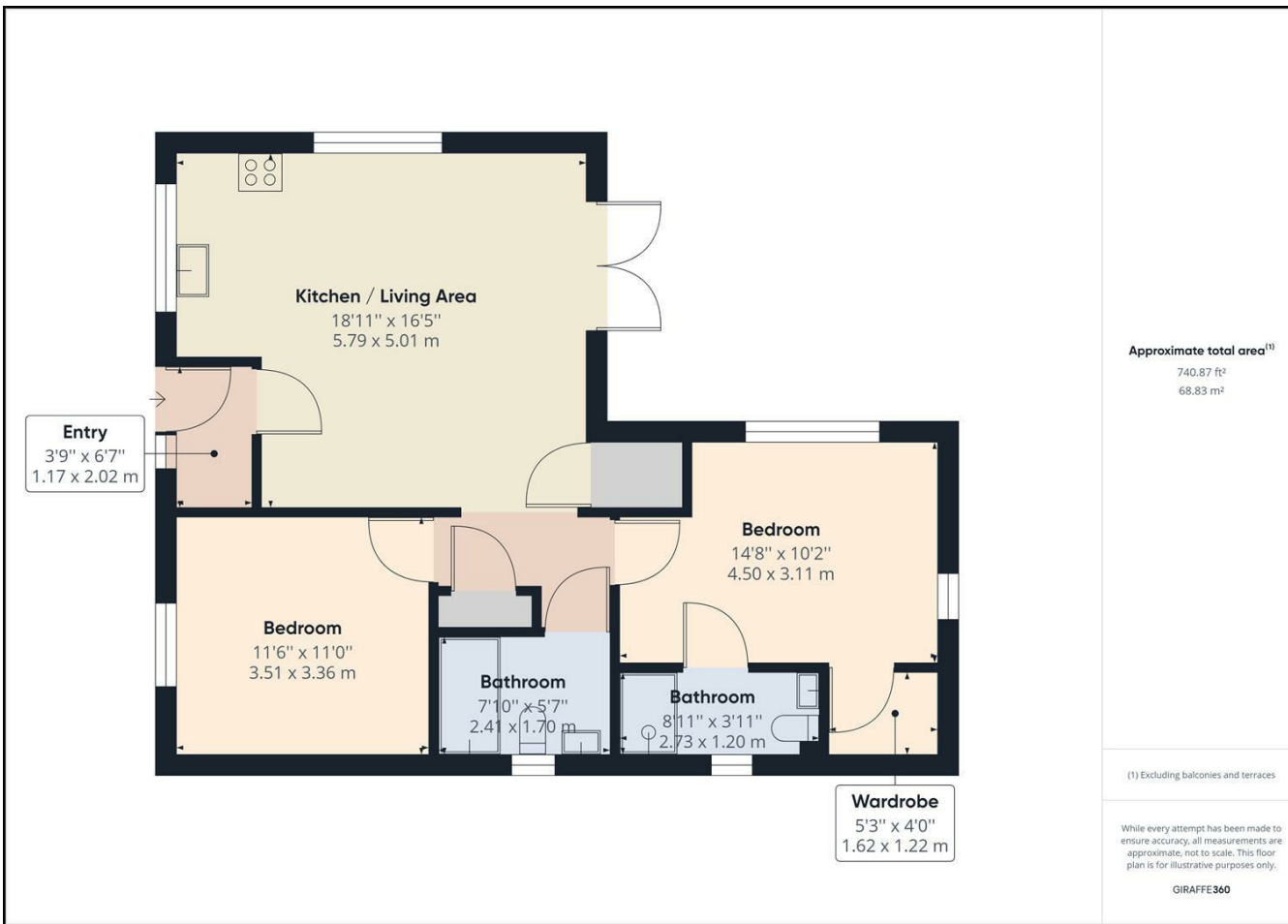
A beautiful bathroom with a "P" shaped bath with a twin head shower over. Dual flush WC with an enclosed cistern, vanity wash hand basin, chrome towel rail heater and extractor fan.

GARDEN

The fully enclosed garden has a patio area, lawned areas with shrub and flower beds.

50A HALL LANE





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			98
(92 plus) A		84	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	