



1 KNAPTON ROAD NORTH WALSHAM, NR28 0QE

£260,000
FREEHOLD

NO UPWARD CHAIN This detached one bedroom bungalow sits on an ample plot and has planning permission to extend to a 3 bed bungalow. Plenty of outside space and just a short drive to the market town of North Walsham.

**HENLEYS**
Residential Sales & Lettings

1 KNAPTON ROAD

- Good size plot and gardens
- Planning permission to extend
- Ample off road parking
- Garage and workshop
- No upward chain



FIRST IMPRESSIONS

To the front of the property is a wide driveway with ample parking spaces for a number of vehicles and a caravan. The drive leads to the garage which has an electric roller door. A footpath leads to the front door and further to a gate which in turn leads to the side and rear gardens.

HALLWAY

From the hall, doors open to the kitchen and the bathroom. A doorway leads to the inner hall. Engineered oak flooring and double glazed window to the front aspect. Night storage heater.

KITCHEN

Double glazed window to the front aspect. Range of base and wall mounted units with worktops over and inset sink and draining board. Built-in four ring halogen hob with filter extractor unit over. Under counter spaces for oven and fridge. Inset ceiling downlighting. Electric night storage heater.

A glazed door opens to the garage and workshop area.

LOUNGE

Double glazed patio doors open to the rear garden and patio. Carpeted flooring and two night storage heaters.

BEDROOM

Double glazed window overlooking the rear garden. Two built-in wardrobes and a night storage heater.

BATHROOM

Double glazed opaque window to the side aspect.

Four-piece suite includes a bath, a quadrant shower cubicle, vanity wash hand basin unit and dual-flush WC. Night storage heater. Tiled throughout and tiled flooring.

GARAGE AND WORKSHOP

The single garage has an electric roller door, lighting and power points. Adjacent to the garage is a further workshop/storage area.

REAR GARDEN

The rear garden has a mixture of hedge borders, shrub and flower beds and a pond. In one corner is a timber shed. To the side of the property is a further garden area and a gate leading to the front driveway.

PLANNING PERMISSION

The property has full planning permission to extend to the rear and convert the original structure to a 3 bedroom bungalow with further living areas, a galley kitchen and a utility room.

The planning notice can be found on North Norfolk District Council's website Ref: PF/23/0538

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ADDITIONAL INFORMATION

Local Authority – NNDC

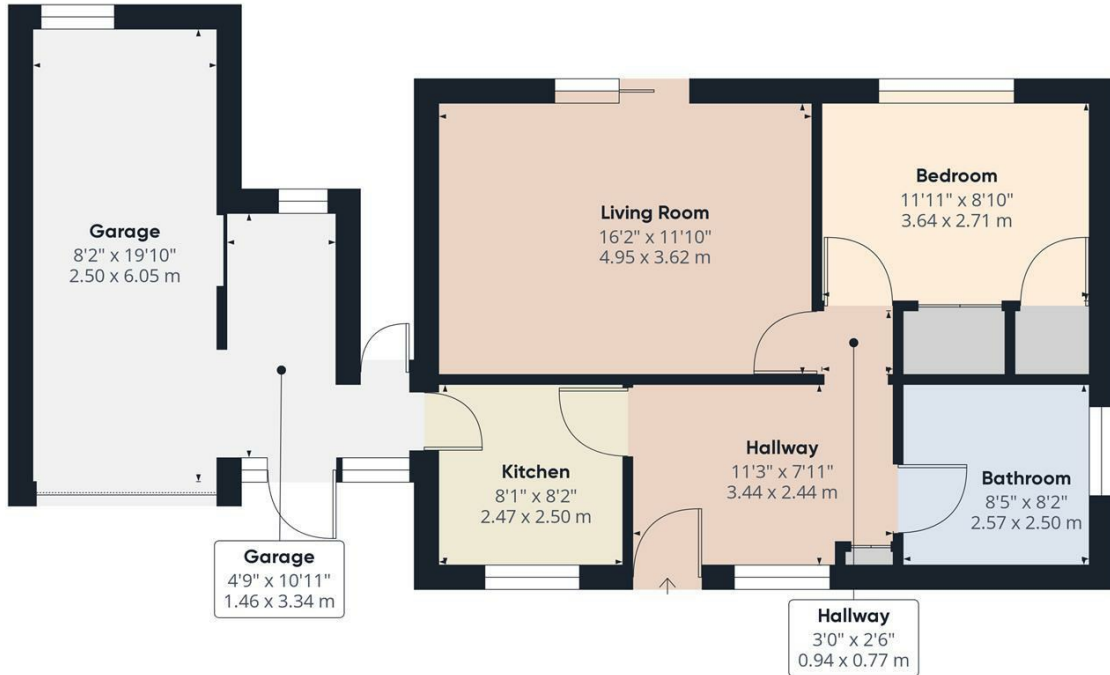
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 797.00 sq ft

Tenure – Freehold





Approximate total area⁽¹⁾
 797.12 ft²
 74.05 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements