



NURSERY DRIVE NORTH WALSHAM, NR28 0UW

£500,000
FREEHOLD

This superb and spacious 3 bed detached bungalow is located in a very quiet area just a short distance to the town centre. Designed and built by the current owners to a very high specification. Early viewing is highly advised to appreciate all it has to offer. NO UPWARD CHAIN


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NURSERY DRIVE

- 3 bedrooms (1 en suite)
- Open plan living areas
- Very quiet location
- Spacious throughout
- Landscaped garden
- Ample parking
- Modern build
- NO UPWARD CHAIN



OVERVIEW

Built by the current owners to their own design and specification in 2018, this delightful and spacious 3 bed detached bungalow sits at the end of a quiet road just a short distance to the town centre. The open plan living areas are a delight with a beautiful landscaped south facing rear garden. If you love entertaining, the kitchen will be right up your street! High quality units, worktops and appliances allow you to cook and entertain your guests as the kitchen blends seamlessly into the dining and living areas.

FIRST IMPRESSIONS

To the front of the property is a large in-and-out shingled driveway with ample parking spaces. A brick weave drive leads to the garage which has an electric door with closure sensors fitted. A footpath to the right leads to the rear garden.

MAIN ENTRANCE AND HALLWAY

The front door opens into the wide hallway. One thing you will notice is the curved walls giving a unique non-angular feel. From the hall, solid oak doors lead to the three double bedrooms and the open plan lounge/dining room. A number of built-in storage and cloak cupboards.

LOUNGE/DINING ROOM

The minute you walk into the room, you will be amazed at the light and space. With vaulted ceilings, bi-fold doors opening to the rear garden and the kitchen to one side, you will realise what a great room this is for those

who love to entertain!

A door opens to a laundry room.

KITCHEN AREA

Built to an incredibly high specification (the owners run a kitchen supply and fitting business), there is almost every conceivable mod-con you can think of. High quality units with quartz work surfaces, numerous Bosch cooking appliances throughout, a waist height dishwasher and so much more. Central to the area is a work island with a cooking hob and pop-up extractor unit. Built in fridge and freezer. Windows to the side and rear aspects let light pour in.

BEDROOMS

There are three double bedrooms. The principle bedroom has a large en suite shower room which also has a bidet! Add to this, the bedroom also has a large walk in wardrobe which is fitted out with copious hanging space and shelving.

The two further bedrooms are spacious, one of which is currently fitted out as an office.

FAMILY BATHROOM

The spacious family bathroom has a bath, large walk-in shower and various vanity units and cupboards.

GARAGE AND WORKSHOP

The garage has an automatic opening door which has sensors to detect any obstructions to the door being unable to close. To the rear of the garage is a workshop space and access door to the rear garden.

REAR GARDEN

The garden has been designed to be very low maintenance throughout. There are raised flower beds, two patio areas, foot paths and a slightly raised decked area. The garden faces south west.

HEATING

Heating is supplied by an air source heat pump powering an under floor heating system which has individual zones for every room.

FLOORING

LVT woodgrain effect flooring through the property.

DRAINAGE

The property has a modern sewage digestion system.

COUNCIL TAX

Band E

North Norfolk District Council

15 NURSERY DRIVE





Approximate total area⁽¹⁾
 1813.2 ft²
 168.45 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		91
(81-91) B	81	
(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	

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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