

propertyladder



Valley Gardens, North Walsham, NR28 9QE

Detached Three Bedroom Bungalow Within A Cul-De-Sac!

GUIDE PRICE £300,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

TRANQUIL CUL-DE-SAC, STYLISH RETREAT!

Tucked away in a cul-de-sac in the popular market town of North Walsham, this well presented detached bungalow has been much improved by its current owner in recent years. Offering spacious and flexible accommodation, the property features an entrance hall, three well-proportioned double bedrooms, with two located at the front and a master bedroom at the rear with views over the garden. The layout also includes a fitted kitchen, a recently fitted contemporary shower room, a generous living room, and a bright conservatory that benefits from a newly installed roof. Immaculately maintained throughout, the bungalow is in excellent condition and still offers exciting potential for further development, particularly with its exceptional loft space, ideal for conversion (STPP).



“ a paved patio area provides a perfect spot for seating, whilst an outbuilding, previously used a bar, has power ”



Overview

- Detached Bungalow
- Three Double Bedrooms
- Driveway & Garage
- Large Enclosed Garden
- Spacious Living Room
- Bright Conservatory With New Roof
- Recently Fitted Shower Room
- Scope For Further Potential (STP)
- Quiet Cul-De-Sac Location
- Outbuilding With Power





Location

North Walsham is a bustling market town offering schooling for all ages, easy access to the city and also the North Norfolk coast plus all essential shops and amenities plus its local train station which is approx. 0.8 miles away. You can walk to attend a weekly market in the town centre, a range of supermarkets, GP surgeries, parks and schools for all ages are also available. You can find the UEA, Science Park & University hospital around 18 miles away, 12 miles to Norwich Airport, 15 miles to Norwich Railway Station giving access to London and further afield plus 8.3 miles to Cromer!



Outside

Outside, the bungalow benefits from a private driveway offering off road parking, leading to a single garage that provides additional parking or storage. To the rear, the property boasts a generous and enclosed garden, consisting predominantly of laid lawn, bordered by shrubs and trees. A paved patio area provides a perfect spot for seating, whilst an outbuilding, previously used a bar, has power.

GROUND FLOOR
947 sq.ft. (88.0 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 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.
Made with Metropix C2025

FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: C

LOCAL AUTHORITY: NORTH NORFOLK DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING



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