



3 Durrell Way, North Walsham, NR28 0FH

Offers Over £260,000

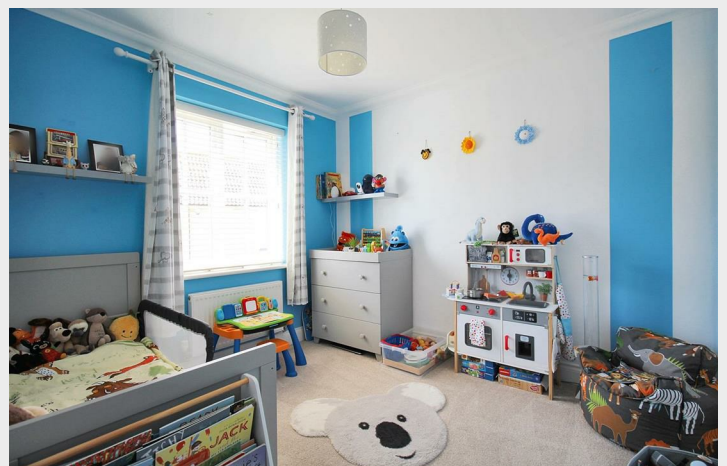
- SEMI DETACHED HOME
- LOUNGE/DINER WITH PATIO DOORS
- GARAGE AND OFF ROAD PARKING
- BEAUTIFULLY PRESENTED MODERN HOME
- THREE BEDROOMS
- DELIGHTFUL REAR GARDEN
- CLOSE TO TRAIN STATION
- CLOSE TO MARKET PLACE

3 Durrell Way, North Walsham NR28 0FH

A beautifully presented modern home ideally situated within the popular Hopkins Homes development in the bustling market town of North Walsham and conveniently located within walking distance to the train station. The property offers modern accommodation with off road parking and a garage.

 3  1  1  B

Council Tax Band: B



DESCRIPTION

Situated within a quiet cul-de-sac in the popular market town of North Walsham, this beautifully presented home offers bright and modern accommodation with off road parking to the front and a garage. The property boasts a delightful, well kept rear garden with borders of a variety of shrubs and flowers; perfect for any keen gardener yet ideally low maintenance. Internally the home comprises an entrance hall leading to the modern kitchen, cloak room, lounge/diner with French doors to the rear garden, three bedrooms and a family bathroom.

ENTRANCE HALL

Composite door to front, tiled flooring, radiator, doors to:-

CLOAKROOM

WC, pedestal wash hand basin, tiled flooring, radiator.

KITCHEN

Double glazed window to front aspect, wall and base units with inset one and a half stainless steel sink and drainer, space and plumbing for washing machine and dishwasher, inset Hotpoint electric double oven with four ring gas hob and cooker hood over, space for free standing fridge freezer, tiled flooring.

LOUNGE/DINER

Double glazed window to rear aspect, composite patio doors, carpet, radiator.

LANDING

Carpet, airing cupboard.

BEDROOM ONE

Double glazed window to rear aspect, built in double wardrobe, carpet, radiator.

BATHROOM

Double glazed window with obscured glass to front aspect, three piece suite comprising bath with mixer tap and shower head attachment with mains connected shower over, WC, pedestal wash hand basin, radiator, tiled flooring, extractor fan, shaver charging point.

BEDROOM TWO

Double glazed window to front aspect, carpet, radiator.

BEDROOM THREE

Double glazed window to rear aspect, carpet, radiator.

EXTERNAL

To the front the property offers a shingle driveway with access to the single garage with up and over door, power and lighting. There is a small front garden which is laid to lawn and a paved pathway leading to the front door. To the rear the property offers a well maintained garden which is laid to lawn with borders featuring a variety of shrubs and flowers, side access and access to the garage.

LOCATION

North Walsham is a popular market town with a weekly market held in the town centre, which offers a range of cafes/restaurants, bakeries, pubs and shops. The area is well served with amenities including Sainsburys, Lidl and Waitrose supermarkets. North Walsham has good educational facilities for all ages including sixth form Paston College together with doctors, dentists, opticians and a library. For the sports minded, there is the Victory Swim and Fitness Centre. Nearby there are plenty of countryside walks, including the popular Weavers Way. The town is also ideally situated less than 6 miles of the beautiful North Norfolk Coast. The train and bus station offer regular services to the Coast and the City of Norwich.

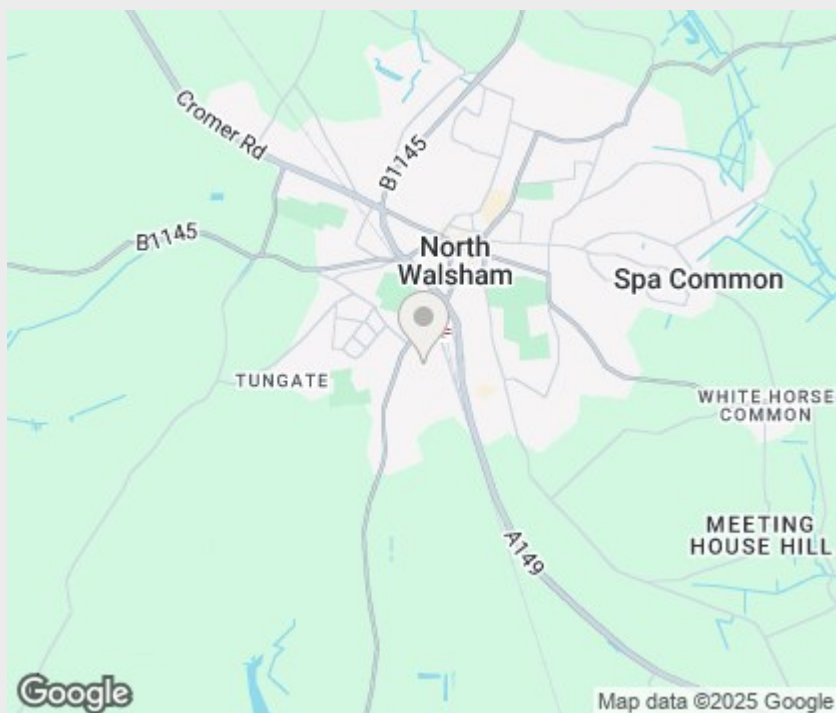
AGENTS NOTES

This property is Freehold.

Mains drainage, electricity and water connected.

Gas fired central heating.


Council tax band: B (North Norfolk)



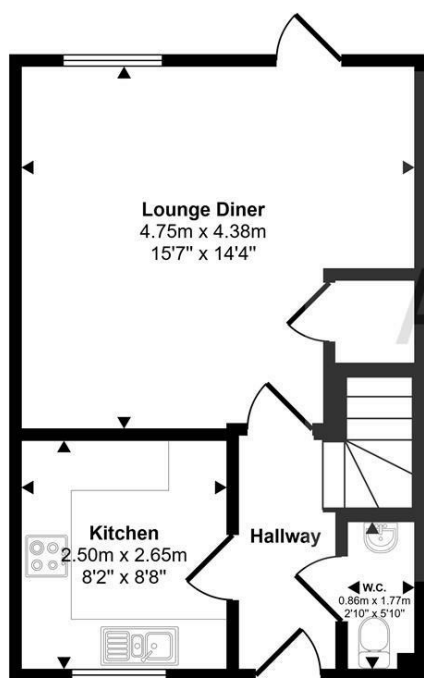
Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

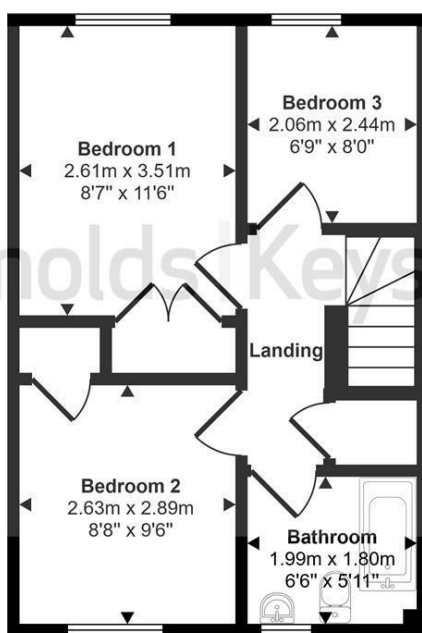
EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	82	
(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 	

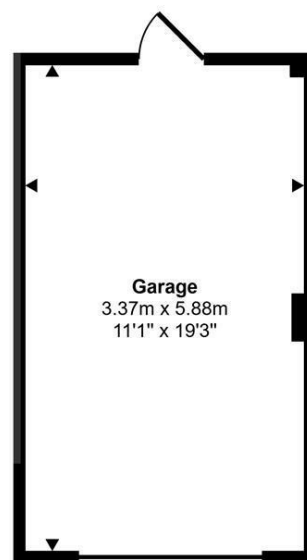
Approx Gross Internal Area
89 sq m / 963 sq ft



Ground Floor
Approx 35 sq m / 373 sq ft



First Floor
Approx 35 sq m / 376 sq ft



Garage
Approx 20 sq m / 213 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

