

Aldreds
Estate Agents



46 Brick Kiln Road
North Walsham, NR28 9QD

£270,000



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A spacious three bedroom detached house, located in a convenient position within easy access to all the amenities of the town of North Walsham. This modern home would now benefit from some modernisation to realise its full potential with accommodation including an entrance hall, ground floor WC, spacious lounge diner, kitchen, conservatory, three bedrooms and bathroom. The property offers gas central heating, a nicely enclosed rear garden, off road parking and a garage. Offered with no onward chain.

Entrance Hall

Part glazed uPVC entrance door with glazed side panel, radiator, power point, telephone point, stairs to first floor landing, doors leading off;

Cloakroom

Obscure glazed window to side aspect, hand wash basin within a fitted storage unit with tiled splash back, low level w.c., radiator.

Lounge/Diner

22'9" x 14'3" reducing to 8'7" (6.95m x 4.35m reducing to 2.64m)

A spacious double aspect room with bay window to front and glazed sliding doors to conservatory to rear aspect, two radiators, power points, television point, door giving access to;

Conservatory

9'2" x 7'6" (2.81m x 2.3m)

Sliding doors to rear garden

Kitchen

9'7" x 8'3" (2.93m x 2.53m)

Window to rear aspect, part glazed door to side, fitted kitchen units with rolled edge work surface and tiled splash backs, sink drainer with mixer tap, plumbing for washing machine, integrated electric oven, hob and extractor, under stair cupboard.

First Floor Landing

Window to side aspect, radiator, power point, airing cupboard, loft access, doors leading off;

Bedroom 1

13'0" x 9'3" extending to 11'7" (3.97m x 2.82m extending to 3.55m)

Window to front aspect, power points, radiator.





Bedroom 2
10'2" x 9'7" (3.11m x 2.93m)

Window to rear aspect, power points, radiator.

Bedroom 3
7'1" x 6'5" (2.16m x 1.97m)

Window to rear aspect, power points, radiator.

Bathroom

Obscure glazed window to front aspect, bath with shower over, pedestal hand wash basin, low level wc.

Outside

The property occupies a pleasant corner plot position with enclosed rear garden, parking space and garage.

Garage
16'8" x 8'3" (5.1m x 2.52m)

Front facing up and over door, service door to side into garden.

Council Tax

North Norfolk District Council. Band : C

Energy Performance Certificate (EPC)

Rating: D

Services

Mains water, electric, drainage & gas

Location

The Market Town of North Walsham offers a full range of local amenities and is conveniently located for access to the wonderful North Norfolk Coast and the unique Norfolk Broads. The town offers good public transport and road links to the coastal town of Cromer and the Fine city of Norwich.

Reference

PJL/S9795



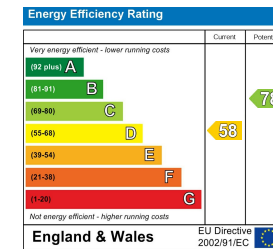
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

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55 High Street, Stalham, Norfolk, NR12 9AH
Tel: 01692 581089 Email: stalham@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA