

# Arnolds | Keys



**10 Cradle Wood Road, North Walsham, NR28 9JG**

**Offers Over £400,000**

- QUIET CUL-DE-SAC LOCATION
- THREE BEDROOMS
- KITCHEN WITH UTILITY ROOM
- OFF ROAD PARKING
- WALKING DISTANCE TO MARKET TOWN
- TWO RECEPTION ROOMS
- ENCLOSED WEST FACING GARDEN
- SINGLE GARAGE

# 10 Cradle Wood Road, North Walsham NR28 9JG

Situated on a quiet cul-de-sac just a short distance from the popular market town of North Walsham, this three bedroom detached bungalow offers beautifully presented and versatile accommodation, with an enclosed rear garden, off road parking and integral single garage.



Council Tax Band: D



## DESCRIPTION

A beautifully presented detached bungalow ideally located within a tucked away cul-de-sac on the outskirts of the popular market town of North Walsham. The property is within walking distance to the town, offering a host of local amenities from supermarkets, doctors and dental surgeries, opticians shops and places to eat, with countryside walks right on your doorstep; making this home ideal for those seeking a quiet yet convenient lifestyle.

Internally, the bungalow provides versatile accommodation comprising an entrance porch and hallway, three bedrooms; one with an ensuite, a bright lounge/diner, conservatory, family bathroom and kitchen with separate utility room.

There is a delightful, landscaped West facing rear garden which is laid to lawn and includes a patio seating area, flower beds and range of mature shrubs, there is also a separate enclosed patioed area with a shed. The property further benefits from off road parking and a single garage.

## INTERNAL ACCOMMODATION

### ENTRANCE PORCH

UPVC door to front entrance, timber framed door to hall.

### HALLWAY

Radiator, carpet, built in cupboard and airing cupboard with shelving units.

### BEDROOM THREE

Carpet, radiator, double glazed sliding door to conservatory.

### LIVING ROOM

Two double glazed windows to front aspect, carpet flooring, fitted dresser unit, two radiators, electric wood burner with decorative surround and hearth.

### BEDROOM TWO

Double glazed window to front aspect and stained glass window to side, carpet flooring, fitted double wardrobes, radiator.

### BEDROOM ONE

Double glazed window to rear aspect, carpet flooring, three double fitted wardrobes.

### ENSUITE

Double glazed window with obscured glass to rear aspect, fitted with a three piece suite comprising double

shower cubicle with mains connected shower and rainfall shower head, WC and wash hand basin fitted into vanity unit, shaver charging point, heated towel rail, extractor fan, tiled flooring and walls, underfloor heating.

### BATHROOM

Double glazed window with obscured glass to rear, fitted with a three piece suite comprising bath with mixer tap and shower head attachment, wash hand basin, WC, radiator with towel rail over, tiled flooring and walls, underfloor heating.

### KITCHEN

Double glazed window to rear aspect, comprising wall and base units with worksurface over, inset stainless steel sink, four ring gas hob with cooker hood over, integrated appliances to include electric double oven and fridge, space and plumbing for a washing machine.

### UTILITY ROOM

Double glazed window to rear, uPVC door to rear entrance, laminate flooring, wall and base units with worksurface over, space for a free standing fridge/freezer, door to integral garage.

### CONSERVATORY

Double glazed windows to front and side aspect, double glazed sliding door to rear patio area, vinyl flooring.

### EXTERNAL

To the front the property features a concrete driveway leading to the single garage, which has an up and over door, power and lighting. The garden to the front is raised with a low level wall to the front with mature flower beds, there are steps leading from the pathway to the front door. The rear garden is West facing, fully enclosed and has been landscaped to include a lawn area, a range of mature shrubs and flower beds, a patio seating area and a shed. There is a separate patioed area accessed from the utility room with a shed.

### AGENTS NOTES

This property is Freehold.  
Mains drainage, electricity and water connected.  
Mains gas central heating.  
Council tax band: D



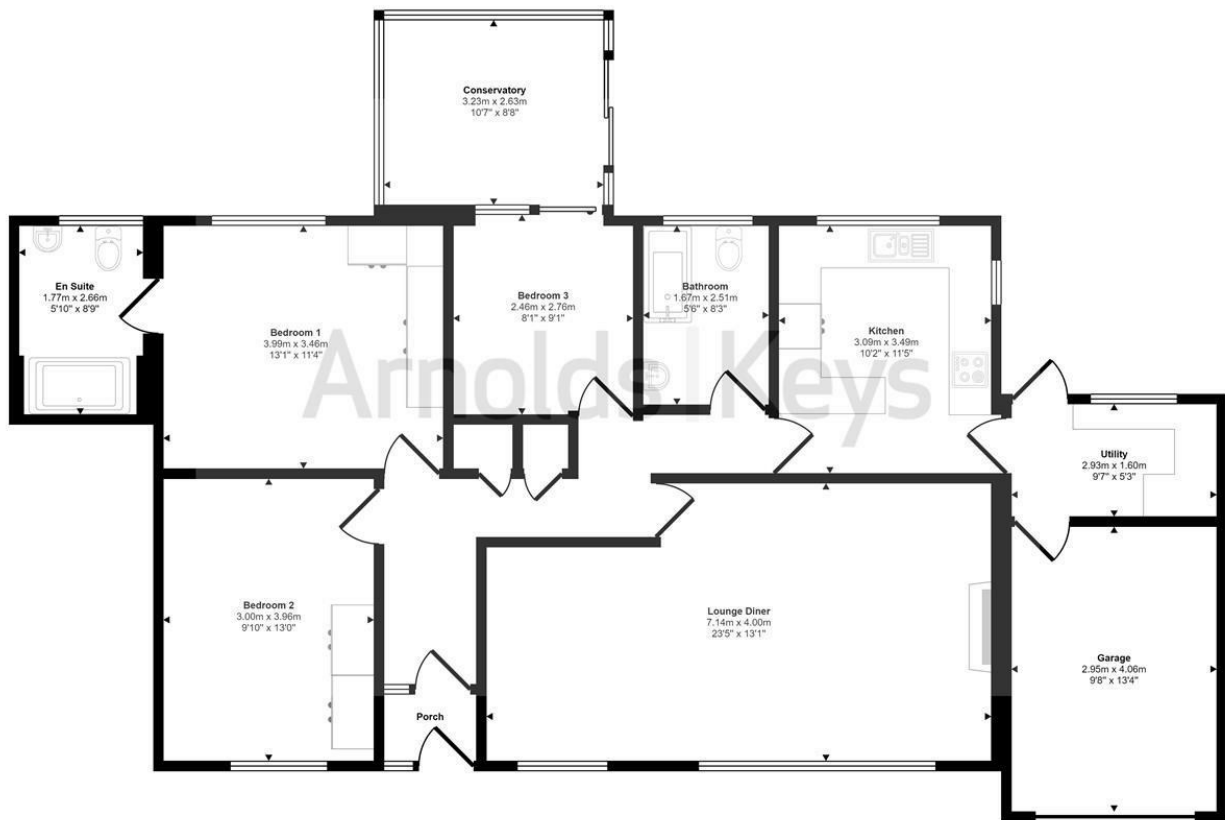
## Viewings

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		
(81-91)	B		
(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  
122 sq m / 1317 sq ft



Floorplan

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 and 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 Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

