

# Arnolds | Keys



## 5 Furze Hill Drive, North Walsham, NR28 9HU

Offers Over £400,000

- CONTEMPORARY ACCOMMODATION
- INTEGRAL GARAGE
- SPACIOUS MAIN BEDROOM
- WALKING DISTANCE TO TOWN
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- LANDSCAPED FRONT AND REAR GARDENS
- THIRD BEDROOM WITH ENSUITE CLOAKROOM
- NEARBY COUNTRYSIDE AND WOODLAND WALKS

# 5 Furze Hill Drive, North Walsham NR28 9HU

A spacious and beautifully presented bungalow situated within a quiet cul-de-sac, surrounded by countryside and just a short distance from the market town of North Walsham. The home offers contemporary accommodation with two reception rooms, three bedrooms, ample off road parking and a delightful rear garden.



Council Tax Band: D



## DESCRIPTION

Situated within a quiet cul-de-sac this beautifully presented, modernised bungalow is ideally positioned surrounded by countryside at the edge of the popular market town of North Walsham. The property offers spacious and bright living accommodation with an entrance hall leading to the lounge/diner with feature fireplace currently housing an electric wood burner, three bedrooms; one with an ensuite cloakroom, family bathroom, kitchen and a garden room. Externally, there is ample off road parking to the front on the shingle driveway with access to the integral garage and an enclosed, landscaped rear garden.

## ENTRANCE PORCH

uPVC door to front entrance, double glazed window to front and side aspect, laminate flooring, timber door into hallway.

## ENTRANCE HALL

Built in storage cupboard with shelving units, laminate flooring, radiator, airing cupboard.

## KITCHEN

Double glazed window to front aspect, wall and base units with inset ceramic one and a half sink and drainer, space and plumbing for a washing machine, space for a fridge freezer, integrated electric oven, electric hob with cooker hood over, laminate flooring continued.

## LOUNGE DINER

Two double glazed windows to rear aspect, carpeted, two radiators, inset electric fireplace with decorative, tiled surround and timber mantle over.

## GARDEN ROOM

Double glazed windows to sides and rear aspects, uPVC door to patio area, vinyl flooring, skylight.

## BEDROOM ONE

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

## BEDROOM TWO

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

## BEDROOM THREE

Double glazed window to front aspect, radiator, vinyl flooring.

## ENSUITE CLOAKROOM

Double glazed window with obscured glass to side aspect, WC, vanity unit with wash hand basin over, panelled wall, vinyl flooring.

## BATHROOM

Two double glazed windows with obscured glass to side aspect. Fitted with a three piece suite comprising bath with mixer tap and mains connected shower over, wash hand basin, WC, radiator, panelled wall, patterned tiled effect vinyl flooring, extractor fan.

## GARAGE

Integral garage with electric roller door, uPVC door to front entrance, power and lighting.

## EXTERNAL

To the front the property is approached via a shingle driveway providing ample off road parking and access to the single garage. The rest of the front garden is laid to shingle, making it ideally low maintenance, with landscaped borders of a range of mature shrubs and flowers. A side gate provides access to the rear garden.

The rear garden is mainly laid to lawn, with a patio seating area, shed and mature shrubs.

## AGENTS NOTES

This property is Freehold.

Mains drainage, gas central heating, water and electricity connected.

Council tax band: D (North Norfolk)



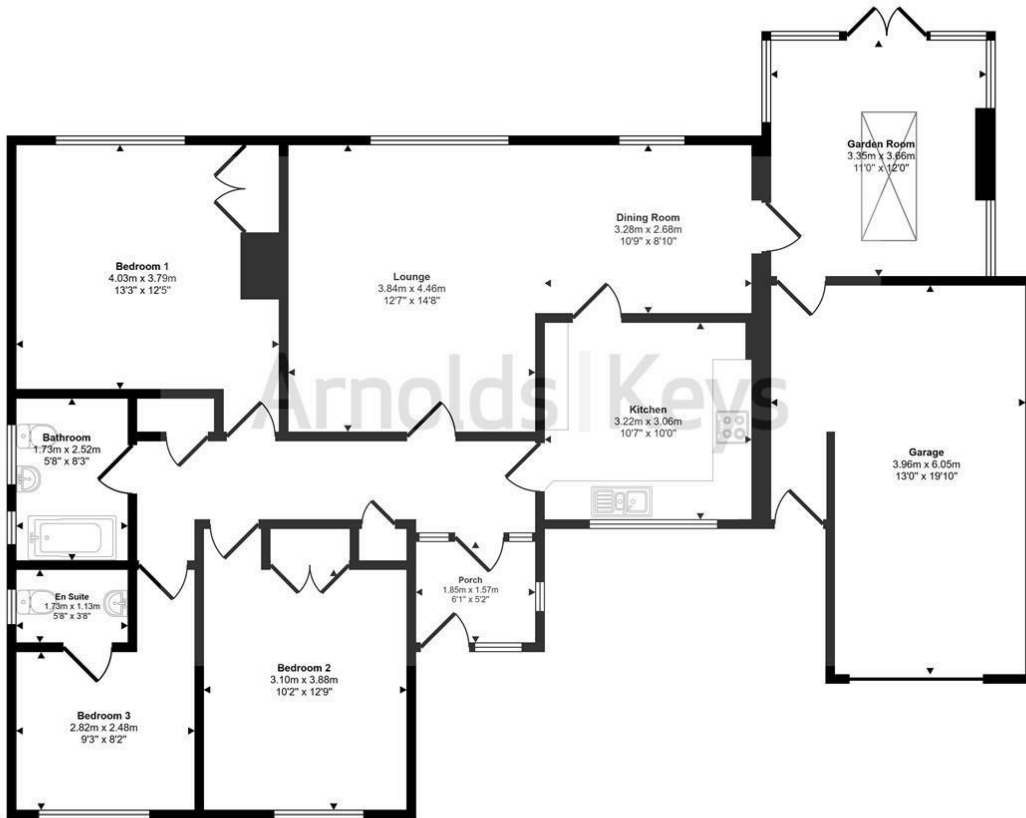
## Viewings

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>53</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approx Gross Internal Area  
134 sq m / 1443 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 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 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.

