

# propertyladder



## Kingsway, North Walsham, NR28 0HP

An Elegant Three Bedroom Semi Detached House!

**GUIDE PRICE £240,000** freehold



BRITISH  
PROPERTY  
AWARDS

2023 & 2024

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)



# SPACIOUS & STYLISH LIVING AT ITS BEST!

This beautifully presented home is now available on the market, offering an ideal blend of modern elegance and practical living. With a stylish neutral décor throughout, the property boasts a well-thought-out layout designed to provide both comfort and functionality. The accommodation includes three generously sized bedrooms, offering ample space families. The large living room is perfect for entertaining guests or unwinding with family, creating a welcoming atmosphere.

The modern kitchen is fully equipped with contemporary fixtures and fittings, providing an excellent space for cooking and dining. The white bathroom suite offers a sleek and clean aesthetic, while the convenient ground floor WC adds extra practicality. Additionally, a useful boot room provides the perfect space for storage and keeping your home organised.



“a charming timber deck, offering an ideal spot for outdoor dining, entertaining guests, or simply unwinding with a good book”



## Overview

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- LOUNGE - DINING ROOM
- GROUND FLOOR WC
- MODERN FITTED KITCHEN
- GENEROUS LAWNED REAR GARDEN
- GAS CENTRAL HEATING
- BOOT ROOM
- WHITE BATHROOM SUITE
- MUST BE SEEN





## Location

The property is located in the bustling market town of North Walsham, offering an abundance of local amenities; from schooling for all ages, to a supermarket and an array of independent shops. The town also benefits from a train station offering direct rail services to Norwich station, with connections to Cambridge, London Liverpool Street and Stansted Airport for those commuting or looking to venture further afield.

North Walsham is conveniently located between the Norfolk Broads and the coastline giving plenty of opportunity to enjoy what the county is renowned for.



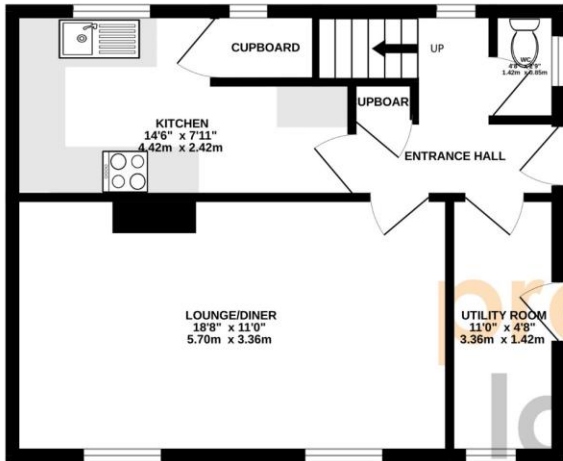
## Outside

The expansive rear garden boasts a lush, well-maintained lawn, providing ample space for outdoor activities and relaxation. At one end of the garden, you'll find a sturdy wooden storage shed, perfect for housing gardening tools, outdoor equipment, and seasonal items.

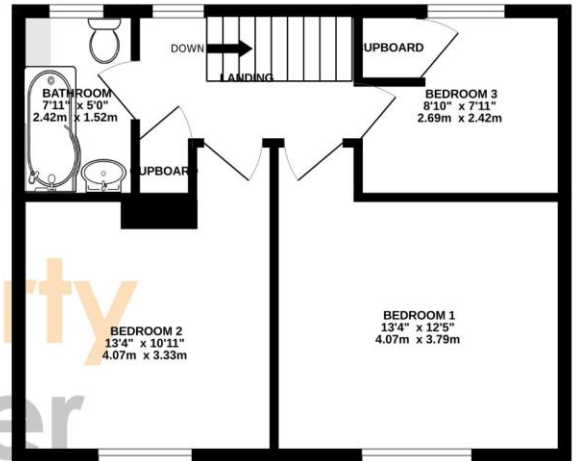
Adjacent to the lawn is a charming timber deck, offering an ideal spot for outdoor dining, entertaining guests, or simply unwinding with a good book.

Residents have access to a shared gravel parking area, located close to the property.

**GROUND FLOOR**  
438 sq.ft. (40.7 sq.m.) approx.



**1ST FLOOR**  
439 sq.ft. (40.8 sq.m.) approx.



**TOTAL FLOOR AREA : 877 sq.ft. (81.5 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.  
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**FULL EPC AVAILABLE UPON REQUEST**

EPC - TBC

**COUNCIL TAX BAND: C**

**LOCAL AUTHORITY:** NORTH NORFOLK DISTRICT COUNCIL

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

## Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.



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