

GUIDE PRICE

£230,000

Hamilton Close, North Walsham, NR28 0AQ

Arnolds | Keys







THE PROPERTY

31 Hamilton Close, North Walsham, NR28 0AQ

NO ONWARD CHAIN A modern semi detached 3 bedroom house situated at the end of a cul de sac only a short distance from the market place. The accommodation includes an entrance hall, cloakroom, fitted kitchen, lounge and conservatory. On the first floor are three bedrooms and a bathroom. Externally the property boasts a delightful rear garden, driveway to the front and a further parking space with a garage en bloc.

Having been successsfully let in the past, the property offers an ideal investment opportunity, perfect for first time buyers or for anyone seeking a convenient lifestyle with a host of amenities on your doorstep.

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THE DETAILS

Property Details

ENTRANCE HALL
Laminate flooring and radiator.

LOUNGE
Access through wooden door with glass panes. Laminate flooring, UPVC double glazed window and sliding door to the conservatory. Gas fire and radiator.

KITCHEN
Range of contemporary fitted units with roll edge worktops, stainless steel sink, integral Beco oven and electric hob with extractor, radiator and space and plumbing for washing machine. Valliant gas fired boiler. Double glazed window to front aspect, with fitted blind. Access to under stairs storage can serve as a pantry or additional storage..

CONSERVATORY
UPVC construction, vinyl flooring with windows and double doors to the rear garden.

CLOAKROOM
Wash basin, radiator and WC.

BEDROOM ONE
UPVC double glazed window, radiator and built in cupboard.

BEDROOM TWO
UPVC double glazed window, radiator and built in airing cupboard.

BEDROOM THREE
UPVC double glazed window and radiator.

BATHROOM
Bath with electric shower over & shower screen, wash basin and WC. Towel rail / radiator. Window to front aspect & tiles on the floor.

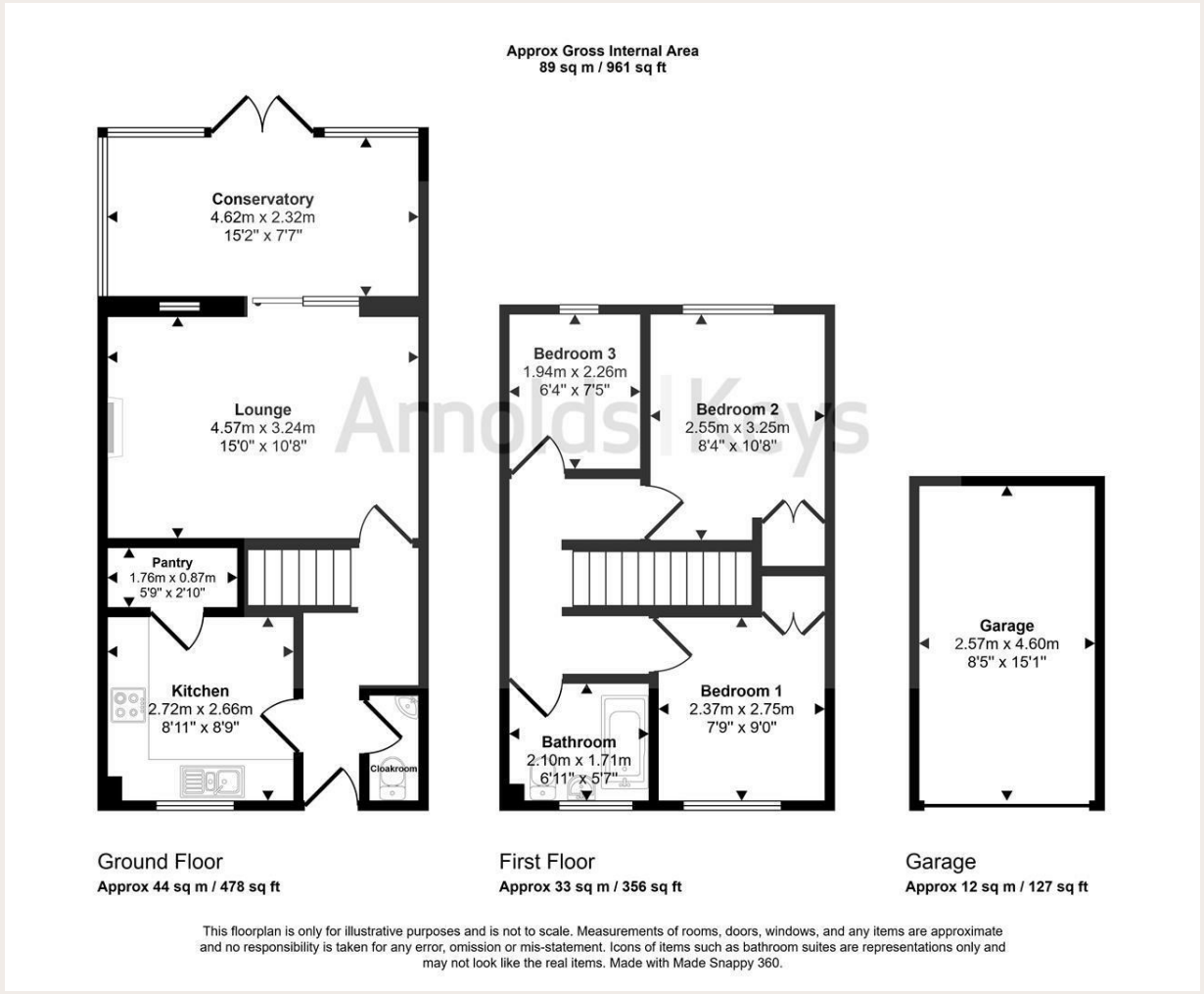
EXTERNAL
Front garden has been brick weaved for ease of maintenance. The rear garden has lawn, patio and flower beds. The property features a driveway to the front and a garage en-bloc.

AGENTS NOTES
Council Tax Band B
North Norfolk District Council
This property is Freehold
Mains drainage, gas, water & electric are connected
Please note that some photos have been digitally staged.



Location

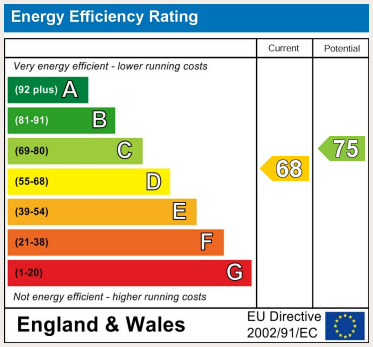
North Walsham is a popular market town with a weekly market held in the town centre. The area is well served with amenities including Sainsburys, Lidl and Waitrose supermarkets. North Walsham has good educational facilities for all ages including sixth form Paston College together with doctors, dentists, opticians and a library. For the sports minded, there is the Victory Swim and Fitness Centre.











Contact Us

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