

# Arnolds | Keys



**31 Hamilton Close, North Walsham, NR28 0AQ**

**Guide Price £265,000**

- NO ONWARD CHAIN
- WALKING DISTANCE TO THE MARKET PLACE
- ENCLOSED REAR GARDEN
- TWO RECEPTION ROOMS
- THREE BEDROOM SEMI DETACHED HOUSE
- OFF ROAD PARKING & EN BLOC GARAGE
- GENEROUS CONSERVATORY
- CLOSE TO LOCAL AMENITIES

# 31 Hamilton Close, North Walsham NR28 0AQ

**\*NO ONWARD CHAIN\***

Situated in a cul-de-sac walking distance from the market place is this lovely 3 bedroom semi detached property. A generous conservatory overlooks the garden. En bloc garage and off road parking available.



Council Tax Band: B



## **DESCRIPTION**

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 3 bedrooms and a bathroom with over bath shower. The property benefits from gas central heating and UPVC double glazing. There is an en bloc garage with parking.

## **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

## **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.



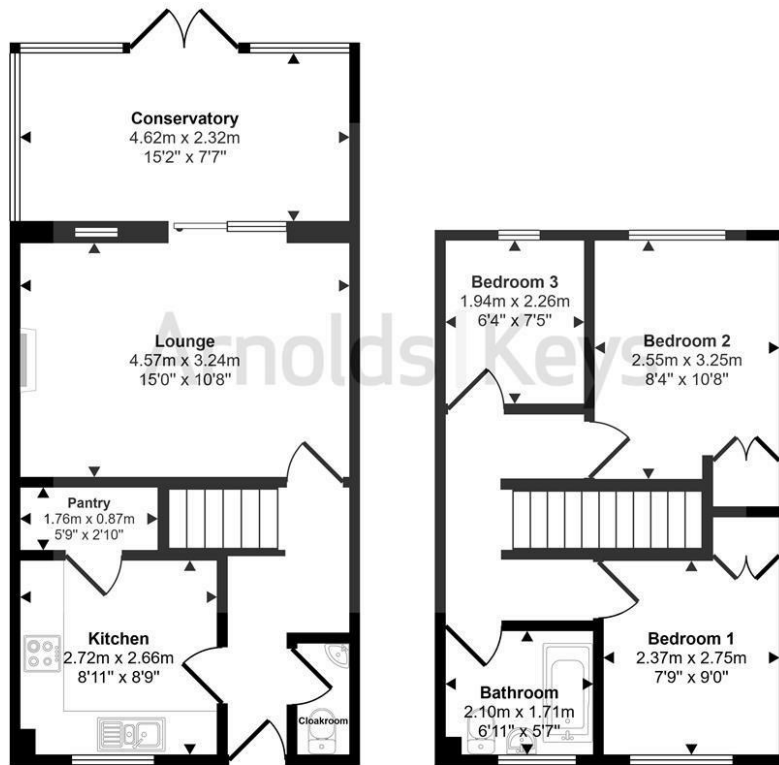
## Viewings

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>68</b>	<b>75</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  
77 sq m / 834 sq ft



Ground Floor  
Approx 44 sq m / 478 sq ft

First Floor  
Approx 33 sq m / 356 sq ft

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, 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.

