

Arnolds | Keys



49 Cherry Tree Lane, North Walsham, NR28 0HS

Guide Price £240,000

- NO ONWARD CHAIN
- SEMI DETACHED
- CLOSE TO LOCAL AMENITIES
- THREE BEDROOMS
- DRIVEWAY AND GARAGE
- ENCLOSED REAR GARDEN

49 Cherry Tree Lane, North Walsham NR28 0HS

This charming three bedroom semi detached home, complete with a garage and driveway parking, is conveniently located within walking distance of North Walsham town centre.



Council Tax Band: C



DESCRIPTION

This charming three bedroom semi detached home, complete with a garage and driveway parking, is conveniently located within walking distance of North Walsham town centre.

LOCATION

North Walsham is ideally positioned near the stunning Norfolk Coast and Broads. The town offers a wide range of amenities, including supermarkets such as Sainsbury's, Lidl, and Waitrose, as well as convenience stores, cafes, restaurants, and traditional pubs. Residents also benefit from the Victory Swim and Fitness Centre, healthcare services including doctors, dentists, and veterinary practices, and various recreational spaces. Education is well catered for with North Walsham Junior School, North Walsham High School, and Paston College, a former grammar school. The town is well connected with both bus routes and train services providing easy access to Norwich city centre.

ENTRANCE/KITCHEN

Enter through a cast iron gate into a courtyard that leads to a uPVC door with double glazed obscured glass, two uPVC double glazed windows to side and rear aspect, a range of wall and base units with counter over, inset stainless steel one bowl sink with drainer, space for oven, space and plumbing for dishwasher, tiled flooring, radiator, entrances to downstairs shower room and dining room.

SHOWER ROOM

uPVC double glazed window with obscured glass, tiled floor, WC, pedestal hand wash basin, shower cubicle with electric shower, tower heater.

DINING ROOM

uPVC French doors with double glazed glass leads to the rear garden, uPVC double glazed window to side aspect, radiator, tiled flooring, built in cupboard.

HALLWAY

uPVC door with obscured glass leads to the front garden, wooden flooring, radiator, stairs to first floor, entrance to living room.

LOUNGE

uPVC double glazed window to front aspect, wooden flooring, feature fireplace, radiator.

STAIRS TO FIRST FLOOR

Entrances to bedrooms and a cupboard

BEDROOM TWO

uPVC double glazed window to rear aspect, wooden flooring, radiator.

BEDROOM THREE

uPVC double glazed window to front aspect, wooden flooring, radiator.

MAIN BEDROOM

uPVC double glazed window to front aspect, wooden flooring, radiator, cast iron fireplace.

EXTERNAL

To the front is a L shaped shingle drive which leads to the garage, a lawned area surrounded by flower beds with mature shrubs and flowers, to the rear in an enclosed garden with Astro turf and shingle area.

LAUNDRY ROOM

Within the courtyard is a laundry room with power, light and plumbing, space for washer and dryer

GARAGE

Up and over door, power and light

AGENTS NOTES

Freehold

Mains drainage

Gas and electricity connected

Council Tax: North Norfolk - Band C

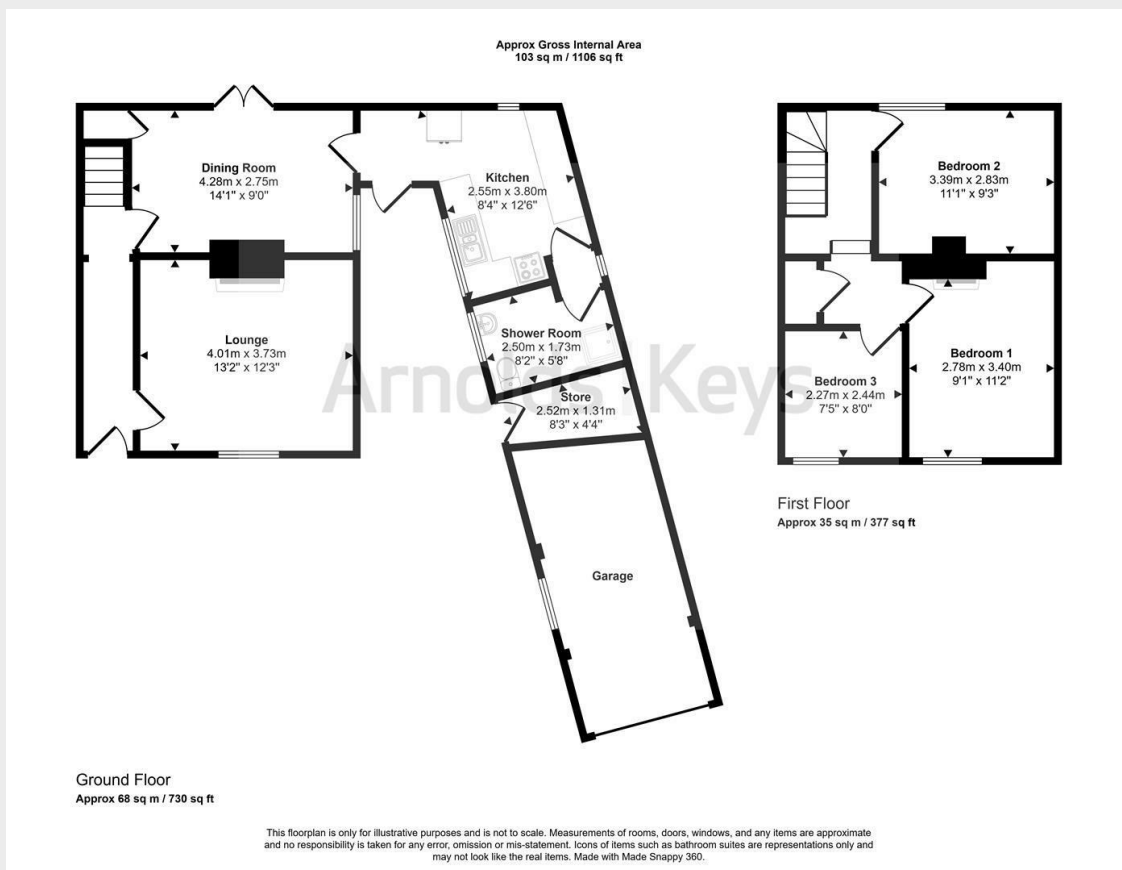


Viewings

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		87
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.



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