

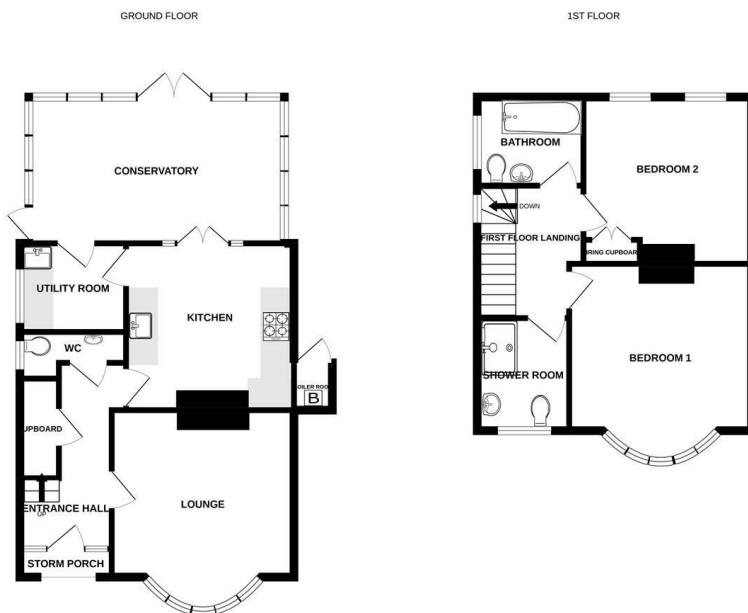


17 Cherry Tree Lane | North Walsham | NR28 0HR

Guide Price £325,000

GUIDE PRICE £325,000 EXTENDED DETACHED HOUSE WITH NO ONWARD CHAIN Gilson Bailey are delighted to offer this well presented, two bedroom (formerly a three bedroom), detached house located in the sought after market town of North Walsham with accommodation comprising, entrance hall, bay fronted lounge, kitchen, conservatory, utility room and WC to the ground floor. On the the first floor there are two double bedrooms, a bathroom and shower room off landing. Outside there is a large shingled driveway to the front providing off road parking and to the rear there is a well maintained enclosed garden. The house benefits from double glazing, gas heating and is great condition throughout. The property would make a great family home so be quick to book a viewing.





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 inaccuracy. The floorplan is for illustrative purposes only and is not to scale. It is intended for the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition can therefore be given.
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Location

North Walsham has a wealth of local amenities including schooling, supermarkets, independent retailers, bars, cafés, doctors surgery, parks and train station. It also offers good public transport links to and from Norwich and you are within easy reach of the North Norfolk coastline.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen, WC and stairs to first floor.

Lounge 15'1" x 12'4"

Double glazed bay fronted window to front, two radiators.

Kitchen 11'4" x 11'4"

Fitted wall and base units with worktops over, butler sink with tap over, four ring Neff hob with extractor over, fitted double oven, french doors to rear, radiator.

Conservatory 17'3" x 9'10"

Brick and PVC construction with patio doors to rear, PVC door to side, two radiators.

Utility Room 7'1" x 5'6"

Space for fridge/freezer and washing machine, butler sink, double glazed window to side.

WC

Low level WC, hand wash basin, frosted double glazed window to side.

First Floor Landing

Doors to two bedrooms, bathroom and shower room.

Bedroom One 15'1" x 12'4"

Double glazed bay fronted window to front, two radiators.

Bedroom Two 11'4" x 11'3"

Double glazed window to rear, radiator, airing cupboard.

Bathroom 7'0" x 5'10"

Timber panelled bath with shower over, low level WC, hand wash basin, radiator, heated towel rail, frosted double glazed window to side.

Shower Room 7'7" x 6'2"

Shower cubicle, low level WC, hand wash basin, heated towel rail, double glazed window to front, radiator.

Outside Front

Large shingled driveway providing off road parking.

Outside Rear

Patio seating area leading to lawned garden, mature plants and shrubs, timber shed, enclosed by timber fencing with side access.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Local Authority

North Norfolk District Council, Tax Band C

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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