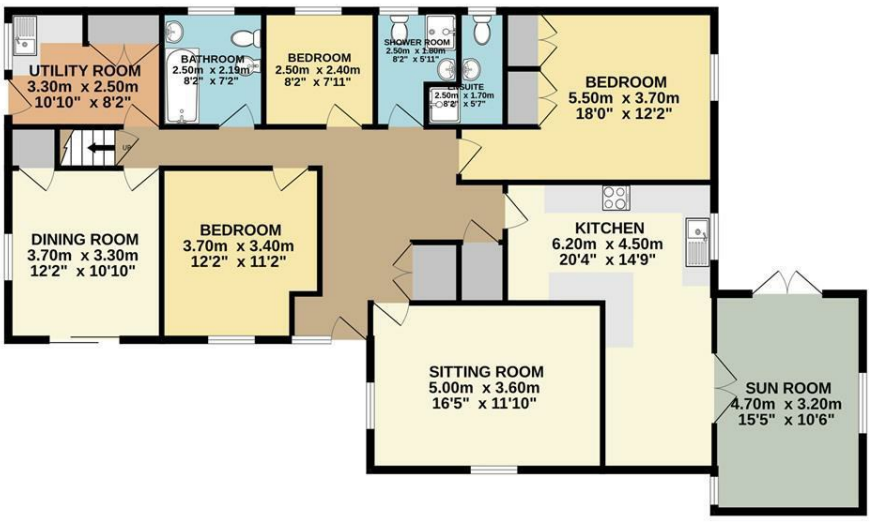
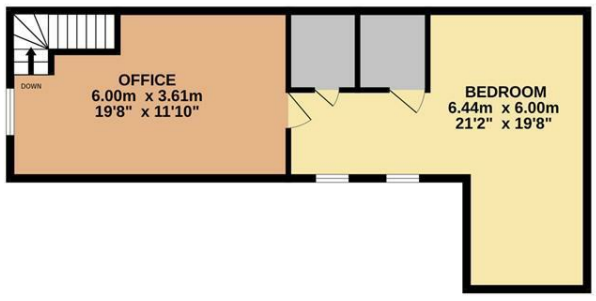
GROUND FLOOR
143.6 sq.m. (1546 sq.ft.) approx.

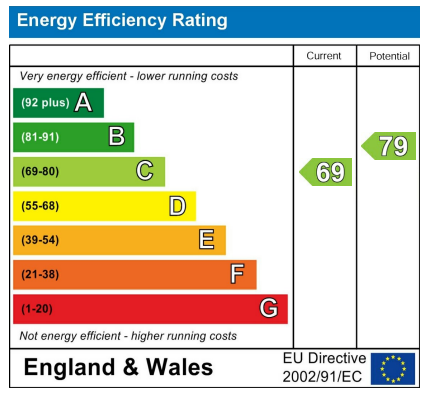



1ST FLOOR
51.1 sq.m. (550 sq.ft.) approx.




TOTAL FLOOR AREA : 194.7 sq.m. (2096 sq.ft.) approx.

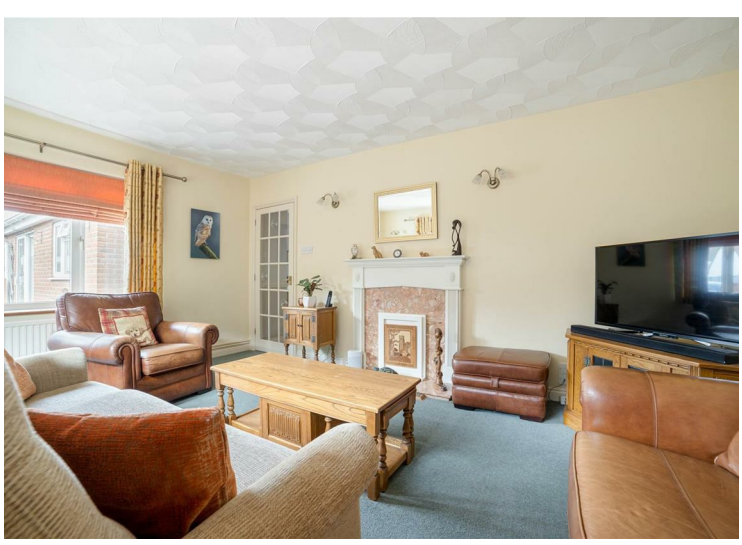
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2023




Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.

abbotFox

Mundesley Road| North Walsham| NR28
**Guide Price** £550,000

abbotFox is pleased to offer for sale this well presented, detached home, located in a quiet position, set back from the Mundesley Road in the popular market town of North Walsham. The property is conveniently located with easy reach of local amenities, including a variety of supermarkets, doctors surgeries, schools and restaurants and benefits from a regular bus and train service in the town. The home was designed to offer spacious and flexible accommodation comprising of a welcoming entrance hall, kitchen/breakfast room leading on to a sun room, sitting room, dining room, utility/boot room, and three bedrooms on the ground floor. The principle bedroom benefits from an en-suite shower room and there is also a family bathroom and shower room on the ground-floor. The bright kitchen boasts wall and base units offering plenty of storage and work-top space and has plenty of room for a dining table. Stairs lead to the first floor where there are two large rooms, one is currently being used as an office while the other is used as a bedroom. The layout of the property offers plenty of versatility, with the potential of creating a separate annexe or a separate space to work/run a business from home.

The property is accessed via a gravel driveway which offers parking for multiple vehicles and leads up to the double garage which has power and lighting. The garden is low maintenance, mainly brickweave with a small lawned area and a variety of shrubs and decorative borders.