



## 3 Pellew Place, North Walsham

In Excess of £220,000



# 3 Pellew Place

North Walsham, North Walsham

This two-bedroom, end-of-terrace home is situated within a quiet road in North Walsham. Offered to the market with an immaculate interior, two reception rooms, a low maintenance courtyard garden, parking, and a garage. Walk to the local shops, parks and schools within a few minutes and enjoy all North Walsham offers.

## The Location

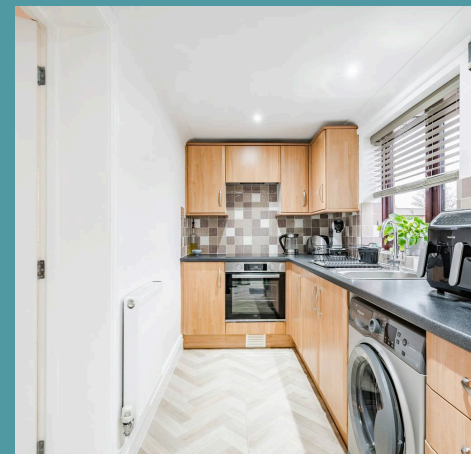
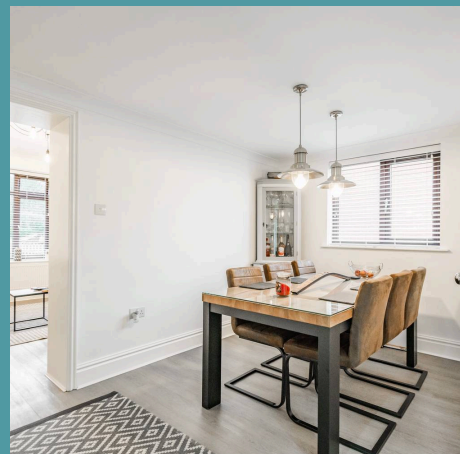
North Walsham, located in Norfolk, is a historic market town offering its residents a range of amenities and services. The town has a bustling town centre with local shops, cafes, and a weekly market, providing everything from fresh produce to unique goods. North Walsham also boasts larger supermarkets like Tesco and Morrisons, ensuring convenient shopping options.

Educationally, the town is served by schools such as North Walsham High School and several primary schools, making it family-friendly. Healthcare services are readily available with local GP surgeries and pharmacies, while the nearby Cromer Hopsital offers more urgent care. North Walsham is well-connected by road with easy access to the A149 and A140, linking the town to Norwich, Cromer, and the Norfolk coast.

Public transport is also available, with a train station offering regular services to Norwich and beyond. Green spaces, parks, and nearby countryside provide plenty of recreational opportunities, and the town is home to several local clubs, sports facilities, and pubs, making it a vibrant place to live.

Council Tax band: B

Tenure: Freehold







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### The Property

It is situated in a prime corner plot with parking to the rear and a secure garage. There is also a shingle front garden, adding to the curb appeal of this property.

Inside you step into a charming kitchen area, fully equipped with plenty of storage, built in oven and hob plus space for a washing machine. Leading from here you'll find the dining room, a versatile space with access to the lobby and lounge.

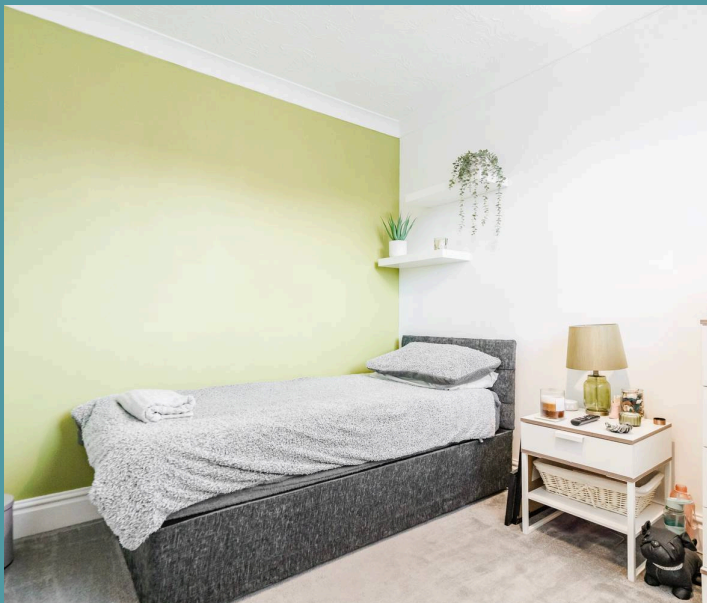
The heart of the home lies within the lounge, a cosy and well-decorated room with log burner and wooden accents. Upstairs, a spacious landing leads you to both double bedrooms and the modern family bathroom, fitted with a three piece suite.

To the rear is a low maintenance, paved courtyard with gated access to the street and parking.

### Agents Note

We understand the property will be sold freehold, connected to all mains services with gas central heating.

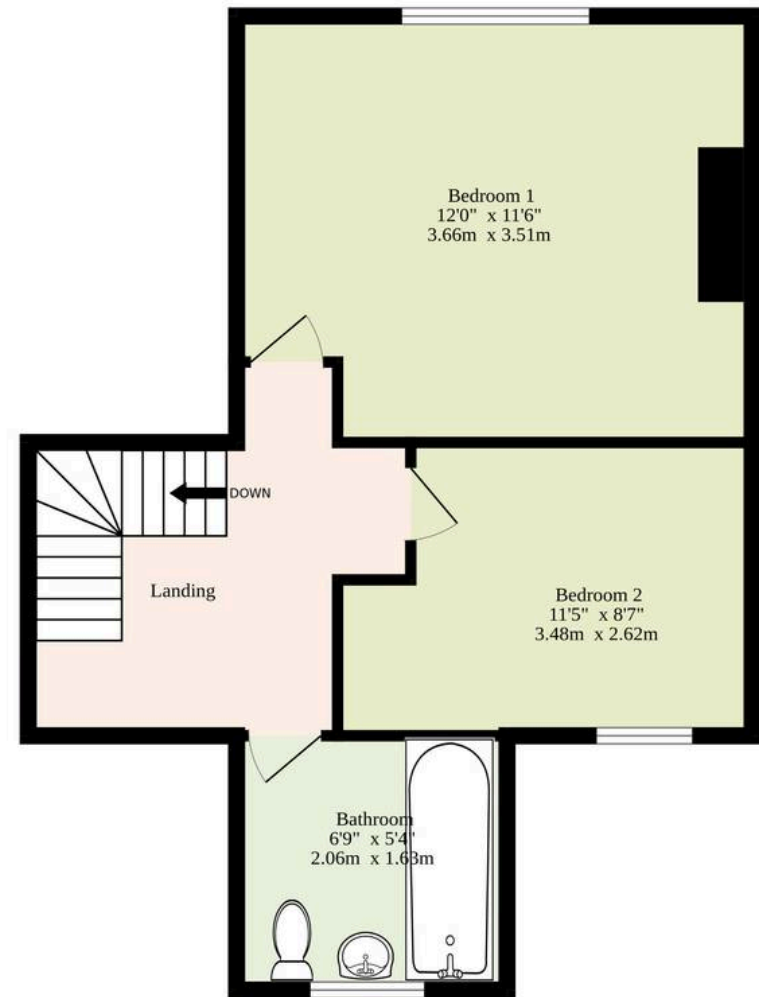
The boiler is 4 years old and has been serviced regularly.



Ground Floor  
370 sq.ft. (34.4 sq.m.) approx.



1st Floor  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 740 sq.ft. (68.7 sq.m.) 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.

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