



4 Glaven Close, North Walsham

In Excess of £170,000

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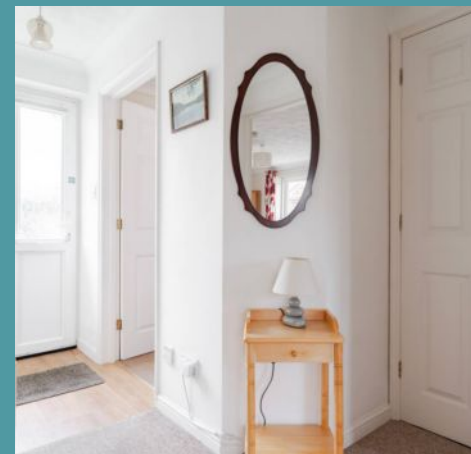
North Walsham

Designed for those over 55, this bungalow offers a comfortable and accessible living space. With wide doorways and a thoughtfully planned layout, it is ideal for individuals with mobility needs or families seeking a safe and practical home for their loved ones. The property is set in a quiet and well-connected development, ensuring easy access to essential amenities, shops, and transport links. Whether you're looking for a comfortable and manageable home for later years or a secure and supportive environment for a loved one, this bungalow offers convenience, comfort, and community.

The Location

North Walsham is a well-served market town, ideal for over-55s looking for convenience and accessibility. Essential shops, GP surgeries, and pharmacies are all within easy reach, along with supermarkets and a weekly market in the town centre.

Regular bus services operate nearby, making it easy to reach the town centre, surrounding villages, and coastal areas. The property is also within reach of parks and community spaces, perfect for leisurely walks. Norwich Airport is around 12 miles away, and Norwich Railway Station, offering routes to London and further afield, is approximately 15 miles from the town. Cromer's coastal attractions are just 8.3 miles away, providing an ideal day-trip destination.





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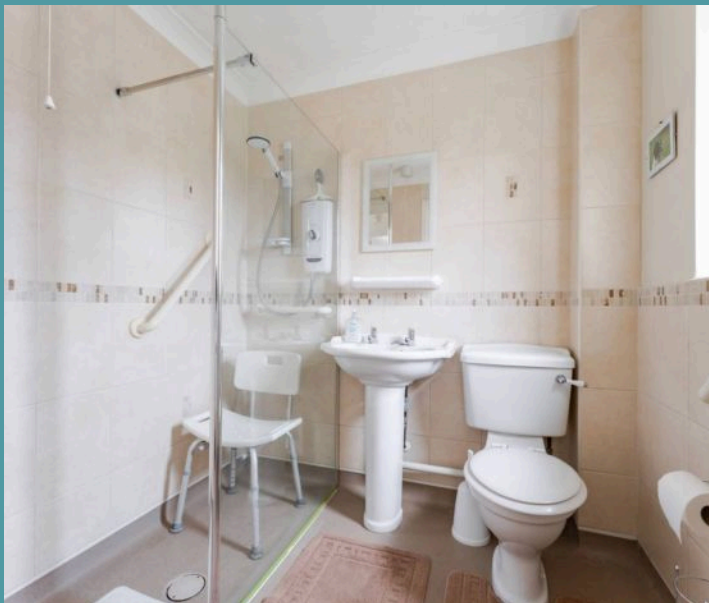
North Walsham

Glaven Close

Discover this well-presented two-bedroom semi-detached bungalow, designed for over-55s looking for a quiet and accessible home. Located in a peaceful development, this property offers spacious rooms, modern features, and easy access for those with mobility needs.

The entrance hall includes two built-in storage cupboards, one housing the hot water tank. The open-plan lounge and dining area is bright and welcoming, with double-glazed windows and patio doors leading outside. This space is ideal for relaxing or entertaining.

- Well-presented two-bedroom semi-detached bungalow
- Designed for over 55s with easy accessibility
- Spacious open-plan lounge and dining area
- Fitted kitchen with ample storage and workspace
- Wide doorways for enhanced mobility access
- East-facing rear garden with side access
- Allocated parking space for convenience
- Located in a quiet and well-connected development





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The kitchen has a range of fitted base and eye-level units, providing good storage and workspace. A stainless-steel single drainer sink with mixer taps adds to the functionality. The main bedroom has built-in wardrobes and a rear-facing window, while the second bedroom, located at the front, can serve as a guest room or study.

The wet room is designed for convenience, featuring an electric shower unit, pedestal wash hand basin, and low-level WC. A heated towel rail and a frosted UPVC double-glazed window complete the space. Wide doors throughout the home allow for easy movement. Outside, the east-facing rear garden is mainly laid to lawn and has side access. An allocated parking space adds to the convenience.

Agents Note

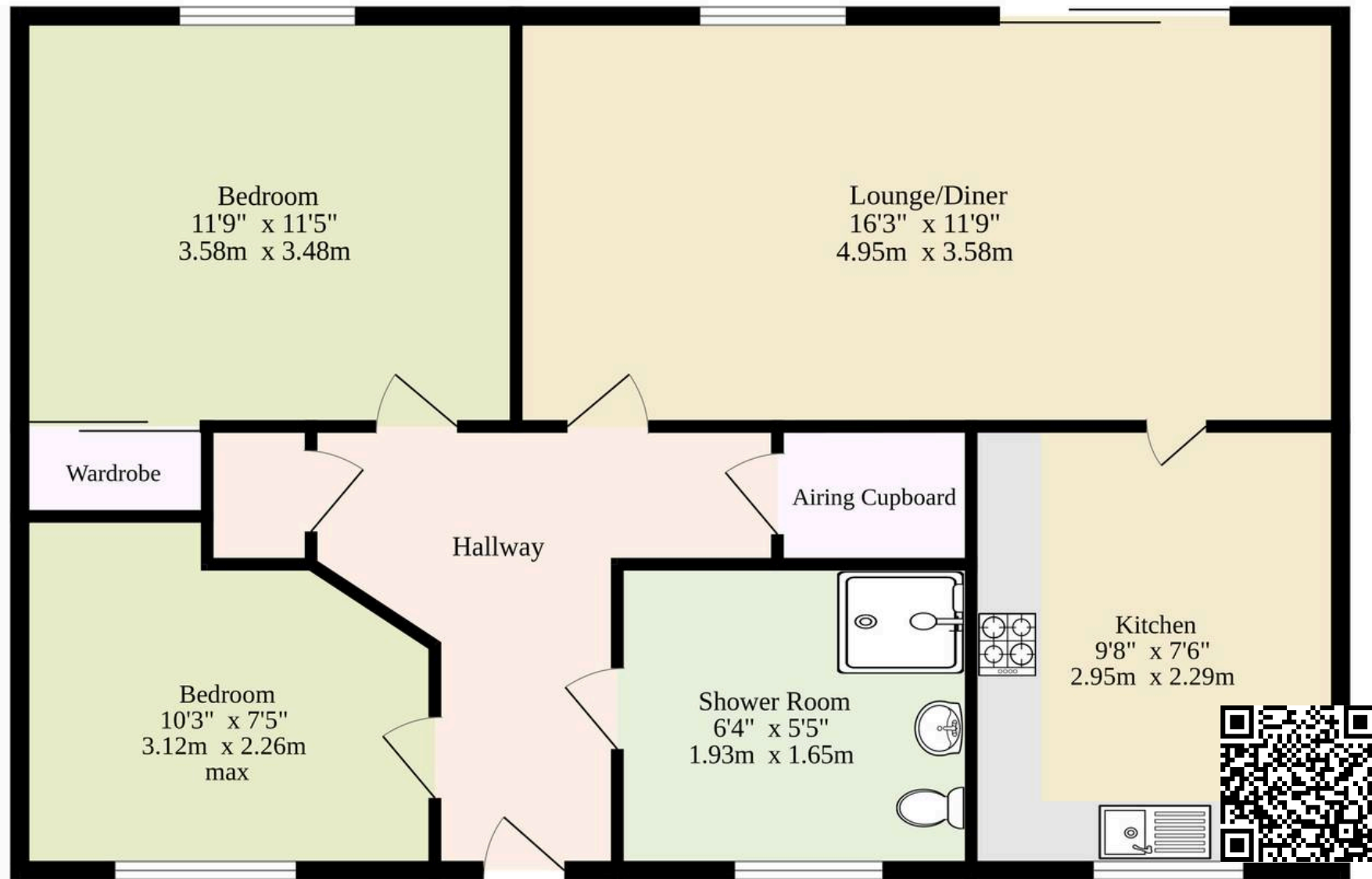
Sold Leasehold with 970 years remaining

Ground Rent: £175.88 per annum

Maintenance: £1691 per annum



Ground Floor
599 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 599 sq.ft. (55.6 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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