

## 5 Campion Close, North Walsham - NR28 9XJ

£240,000 Freehold

Well-presented throughout, this three-bedroom semi-detached house offers modern living and comfort. The bright lounge flows into the spacious kitchen/diner, and the charming conservatory overlooks the private rear garden. The property includes a modern family bathroom, a conveniently located WC, and ample storage space. Outside, the enclosed rear garden with a paved patio area is ideal for outdoor dining, while the garage and driveway provide plenty of off-road parking. Ideally located near excellent schools and local amenities, this home is perfect for family living.



## Location

Campion Close in North Walsham is a quiet residential area with a peaceful environment and easy access to local amenities. Situated within close proximity to the town centre, it provides convenience for shopping, dining, and recreational activities. The location is well-connected by public transport, making commuting to nearby towns and cities hassle-free. With good schools and green spaces nearby, it's an ideal spot for families. The Norfolk coastline is just a short drive away, offering beautiful beaches and scenic views for weekend getaways.

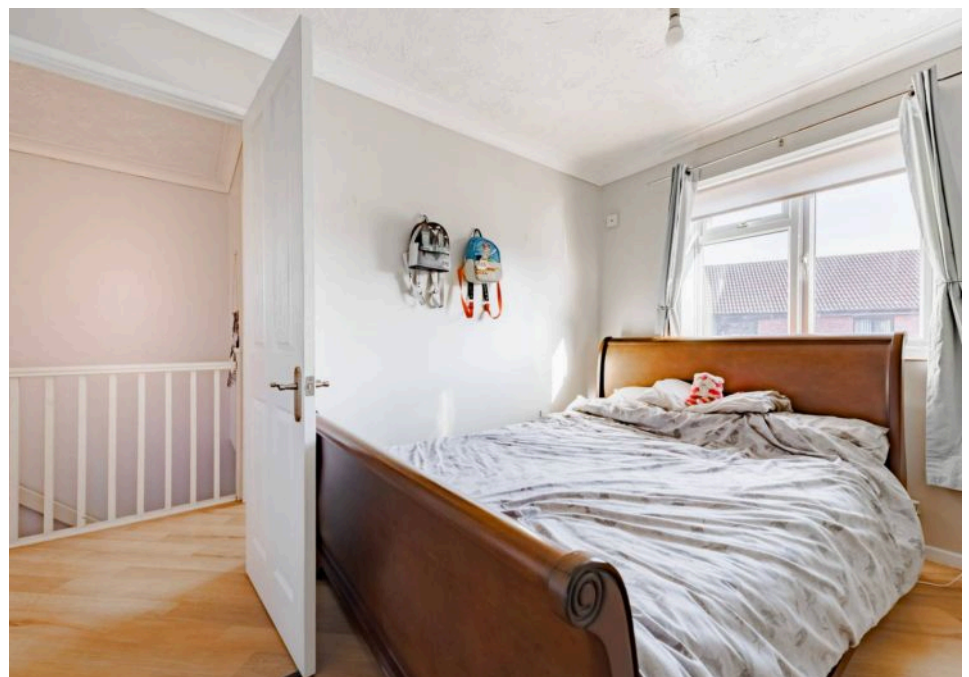


## Agents notes

We understand the property will be sold freehold, connected to mains services, water, electricity, gas and drainage.

Heating system- Gas Central Heating

Council Tax Band- B





### Campion Close, North Walsham

As you step through the entrance hall, you are greeted by a conveniently located WC, ideal for visiting guests. The lounge is bright and inviting, featuring under stairs storage for added practicality. Both the WC and lounge have been recently renovated.

With wood built-in cupboards, ample counter space, plumbing for a washing machine, and sliding doors that open into the charming conservatory, the spacious kitchen/diner offers both functionality and style.

With views of the garden and French doors opening to the outside, the conservatory provides an ideal space for relaxation and entertainment.

Ascending the staircase, you will find a storage cupboard on the landing, along with three well-appointed bedrooms. Two of the bedrooms are generously sized doubles, while the third bedroom offers versatility as a study, office, or child's room.

The modern family bathroom is a true haven, featuring a three-piece suite comprising a luxurious roll-top bath with a power shower over, complemented by tiled splashbacks and flooring.

Outside, the property features a private enclosed rear garden, laid to lawn with a paved patio area for outdoor dining and a convenient storage shed.

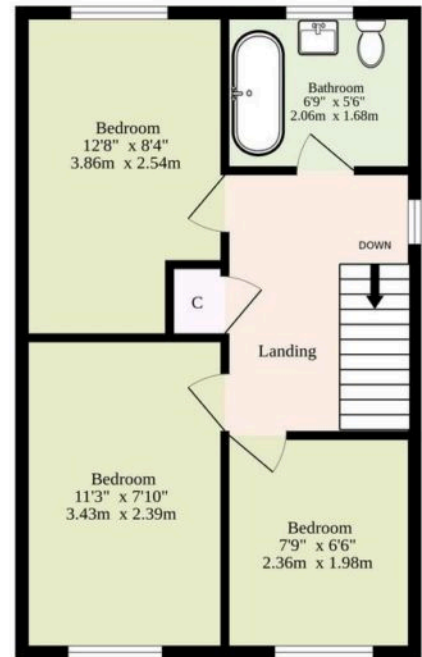
Parking is provided with a garage and driveway, offering ample off-road space. The garage is equipped with power and lighting, and includes a door leading to the rear garden for added convenience.



Ground Floor  
575 sq.ft. (53.4 sq.m.) approx.



1st Floor  
350 sq.ft. (32.5 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 925 sq.ft. (85.9 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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