



6 Pellew Place, North Walsham
£155,000

6 Pellew Place

North Walsham

This well-presented ground floor flat offers a fantastic opportunity for first-time buyers or investors seeking a low-maintenance home in a desirable market town setting. Featuring a spacious sitting room, well-equipped kitchen, double bedroom, and modern shower room, the property is both practical and inviting. Outside, enjoy the privacy of a charming garden with patio and storage shed, plus the convenience of two allocated parking spaces. Set within easy reach of local shops, transport links, and amenities, this property combines comfort, convenience, and excellent value.

Location

Pellow Place in North Walsham is a quiet residential cul-de-sac offering convenient access to a wide range of local amenities. Just a short walk from the town centre, residents can enjoy nearby supermarkets such as Tesco and Morrisons, as well as independent shops, cafés, and a weekly market. Families are well served by local schools including North Walsham Infant and Junior Schools, and North Walsham High School, all within walking distance. Healthcare needs are met by Birchwood Medical Practice and North Walsham Hospital, both close by. Excellent transport links include the nearby railway station with regular services to Norwich, Cromer, and Sheringham, along with frequent local bus routes and easy access to major roads such as the A149 and B1145. Pellow Place combines peaceful living with superb local convenience.





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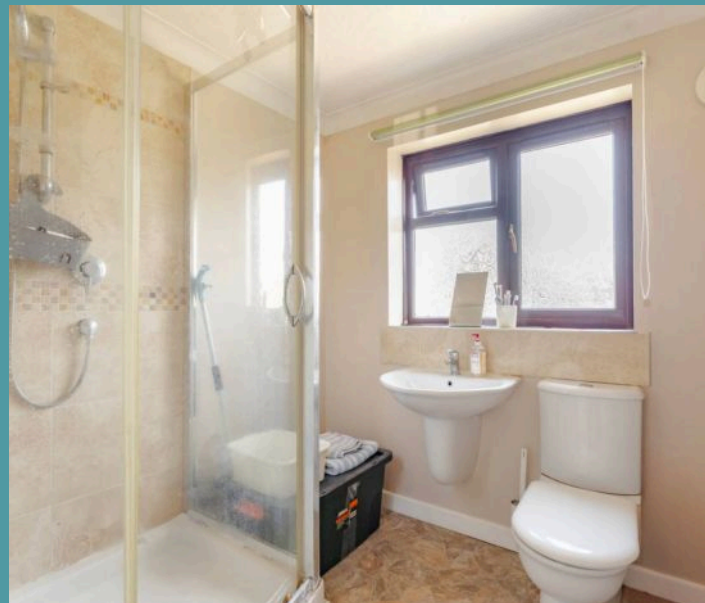
North Walsham

Upon entering, you are welcomed by a lobby entrance that opens into a bright and inviting hallway, setting the tone for the rest of the home. The spacious sitting room is perfect for relaxing evenings or hosting friends and family, with ample room for both seating and dining.

The well-appointed kitchen features a range of fitted wall and base units, complemented by an integrated oven, designated space for a fridge/freezer, and additional storage solutions. This space is designed for both practicality and style, ideal for home cooking or everyday living.

The accommodation continues with a generous double bedroom and a modern shower room fitted with contemporary fixtures and finishes.

Outside, the property has a low-maintenance private garden, a rare find for flats in this area. Enjoy the paved patio area, ideal for alfresco dining, surrounded by mature shrubbery that provides both colour and privacy. A timber storage shed adds further practicality, ideal for gardening tools or seasonal items. There are two allocated parking spaces, ensuring convenience for residents and visitors.





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Agents note

Leasehold, with 65 years left on the lease.

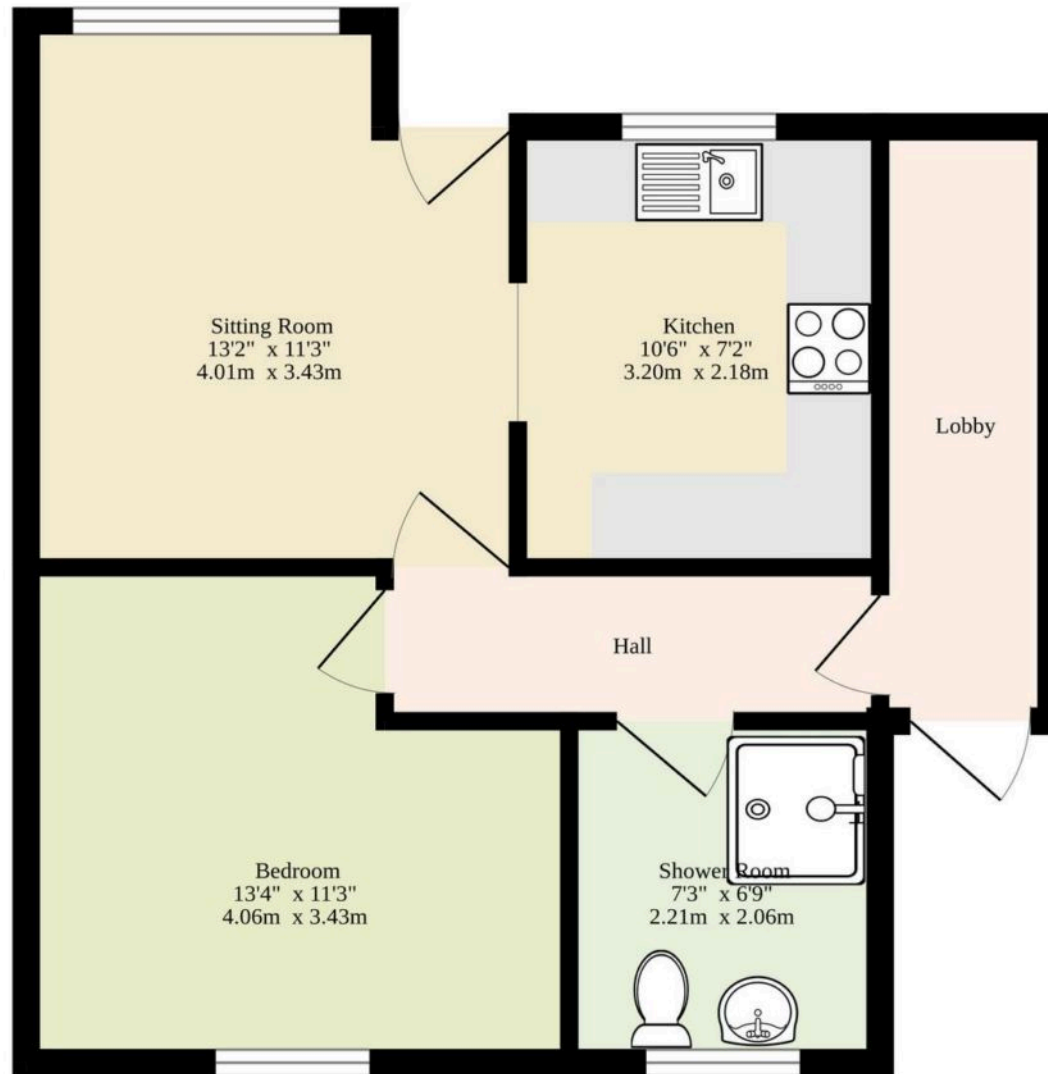
Ground rent - £25 p/a

Maintenance fee - £458.50 p/a

- Ground floor flat in the market town of North Walsham
- Perfect first home or investment purchase
- Spacious sitting room inviting relaxation and entertaining
- Kitchen fitted with wall and base cabinetry, an integrated oven, space for a fridge/freezer and storage
- Double bedroom and a shower room
- A low-maintenance and private garden, with a patio area, mature shrubbery and a timber storage shed
- Two parking spaces available
- Close to local shops, schools, healthcare facilities and transport links



Ground Floor
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 565 sq.ft. (52.5 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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