



10 Pound Road, North Walsham

£230,000 Freehold

Guide Price: £230,000-£240,000. Welcome to this stylish and inviting two-bedroom property where comfort meets sophistication. The ground floor seamlessly connects a chic living room with a cosy wood burner to a well-designed kitchen, leading to a spacious garden room providing versatility and access to the modern-themed bathroom. Upstairs, two generously sized bedrooms offer ample retreat space, perfect for relaxation or flexible use. Outside, the great-sized garden with a patio hosting a hot tub and a large lawned area, surrounded by mature shrubs, provides a delightful outdoor haven. With ample off-road parking, this property offers a harmonious blend of indoor elegance and outdoor bliss.

Council Tax band: B

Tenure: Freehold

LOCATION

North Walsham is a bustling market town offering schooling for all ages, easy access to the city and also the North Norfolk coast plus all essential shops and amenities plus its local train station which is approx 0.8 miles away. You can walk to attend a weekly market in the town centre, a range of supermarkets, GP surgeries, parks and schools for all ages are also available. You can find the UEA, Science park & University hospital around 18 miles away, 12 miles to Norwich Airport, 15 miles to Norwich Railway Station giving access to London and further afield plus 8.3 miles to Cromer.



Step into this inviting two-bedroom property through a welcoming entrance hallway that provides easy access to all ground-floor rooms. The living room exudes style, offering a blend of sophistication and comfort. This inviting space is complemented by a cozy wood burner, creating a warm and relaxing atmosphere, with ample room for your chosen furniture. Transition seamlessly into the well-designed kitchen area, featuring bright cupboards and generous space for your cooking needs. The property boasts a spacious garden room, offering versatility and additional space for furniture, creating a perfect extension of the living areas. This charming room also provides access to the bathroom, where a stylish theme and modern elements come together, ensuring your daily needs are met.

Ascend to the upper floor of this delightful property, where a haven of comfort awaits. Discover two generously sized bedrooms, each thoughtfully designed to cater to your daily needs and provide a peaceful space for relaxation. The first bedroom offers a spacious retreat, providing ample room for your furnishings and personal touches. Adjacent to the master bedroom, the second bedroom mirrors the same generous proportions, offering versatility to adapt to your lifestyle. Perfect for a guest room, home office, or a space for hobbies, this room provides a flexible canvas for your preferences.

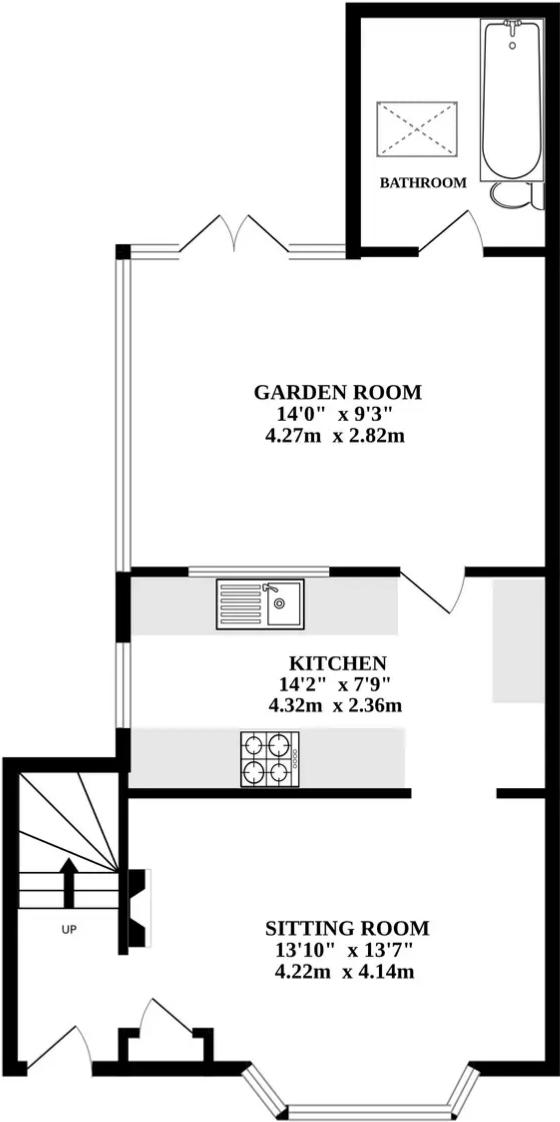
Step into the backyard of this charming property, and you'll discover a great-sized garden designed for relaxation and recreation. To the rear, a spacious patio awaits, currently hosting a luxurious hot tub for the current vendors. This inviting area is complemented by thoughtfully arranged seating, creating a perfect spot for socialising or unwinding in the fresh air. Beyond the patio lies a large lawned area, an ideal space for various recreational activities, surrounded by mature shrubs and enclosed with fencing to ensure privacy.

AGENTS NOTE

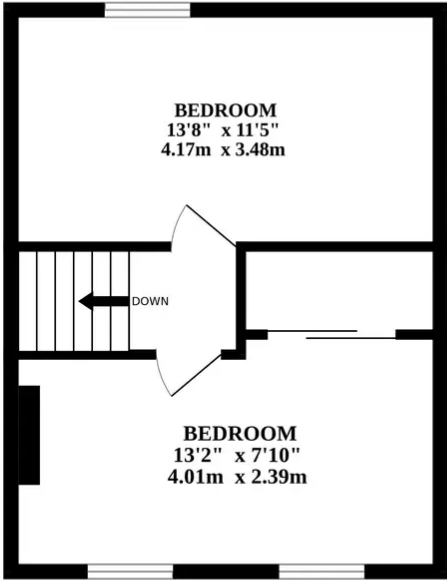
We understand this property will be sold freehold connected to all mains services.



GROUND FLOOR



1ST FLOOR



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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