



1 Birds Road, North Walsham

This inviting property features a bright and spacious living room, an open-plan kitchen/diner leading to an airy conservatory, a ground-floor office, and a utility room for added convenience. Upstairs, three generously sized bedrooms, including a master with ensuite, showcase modern bathrooms with high-quality fixtures. The well-maintained garden, complete with a patio, lawn, and decking, offers a peaceful outdoor retreat, complemented by off-road parking for added convenience.

Council Tax band: D

Tenure: Freehold

LOCATION

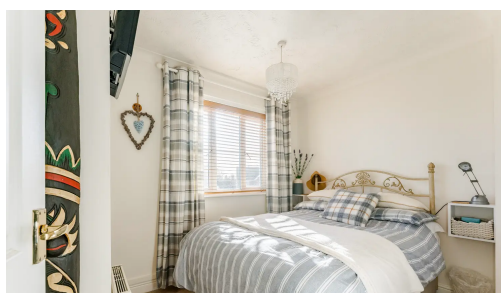
North Walsham is a bustling market town offering schooling for all ages, easy access to the city and also the North Norfolk coast plus all essential shops and amenities plus its local train station which is approx 0.8 miles away. You can walk to attend a weekly market in the town centre, a range of supermarkets, 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.



AGENTS NOTE

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

Council Tax Band - D



THE PROPERTY

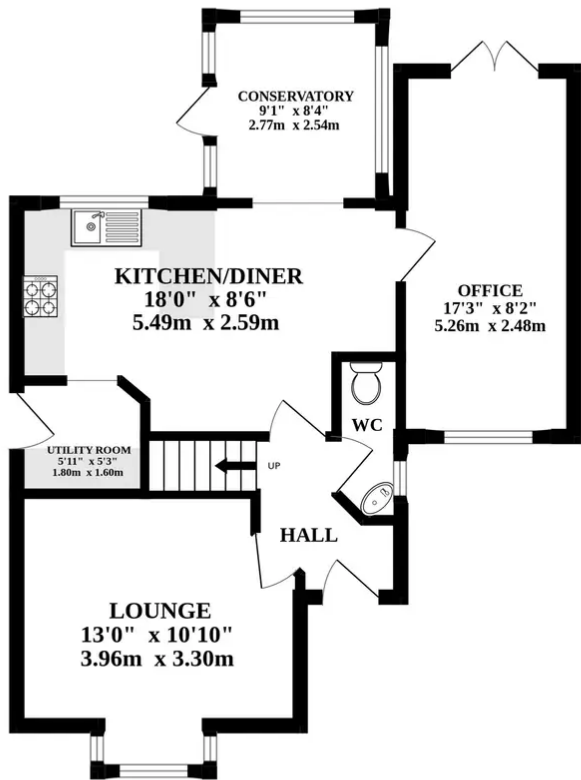
Upon entering the property, you are welcomed by a bright and cosy living room, boasting hard flooring and ample room for all your furniture needs. The open-plan kitchen/diner with its bright cupboards and plentiful of space for your appliances. It also conveniently leads into the airy conservatory, providing an excellent space for additional furniture or a relaxing area to unwind. This property doesn't stop there, as it also features a ground-floor office space, perfect for those needing a dedicated work area or study. A utility room is also present, offering convenient facilities for all your laundry needs.

Upstairs, you will find three great-sized bedrooms, providing a comfortable space for the whole family. The master bedroom benefits from an ensuite, while the family bathroom services the remaining bedrooms. These well-appointed bathrooms showcase modern fixtures and fittings, ensuring a high standard of comfort.

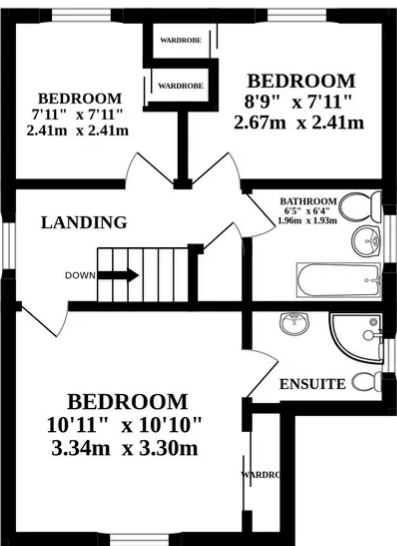
Completing this property is the well-maintained garden, providing a peaceful outdoor haven. Whether you prefer to relax on the patio, enjoy the lawn, or spend time on the decking, you will find plenty of opportunities to enjoy the outdoors and host gatherings with family and friends. Additionally, this property offers off-road parking, providing ease and convenience when arriving home or accommodating visitors.



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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