



23 Hadfield Road, North Walsham

Minors & Brady

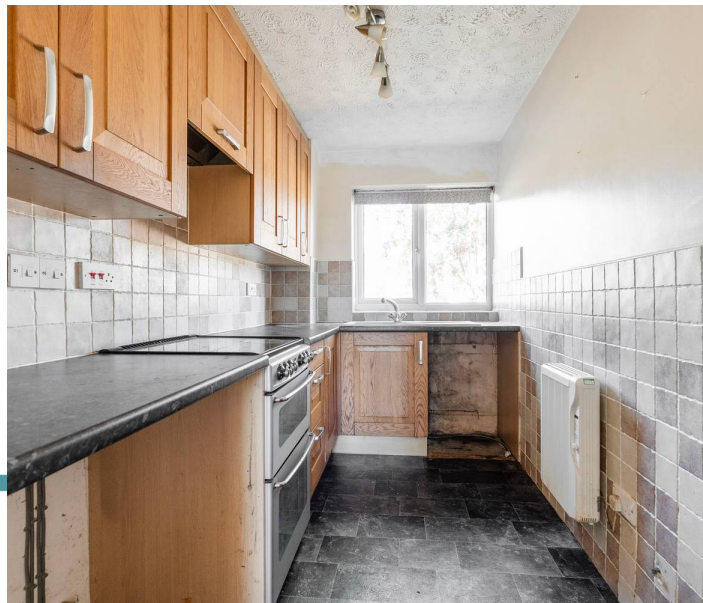


23 Hadfield Road

North Walsham

An ideal step onto the property ladder with the convenience of ground floor living. Offered with no onward chain, this well-presented one-bedroom flat is situated within a popular residential development in the thriving market town of North Walsham. The accommodation includes a bright living room, fitted kitchen, spacious double bedroom and a well-appointed bathroom, all arranged around a central hallway. Residents benefit from attractive communal grounds with mature trees and open green spaces, creating a pleasant environment to enjoy year-round. North Walsham offers an excellent range of amenities, schooling, leisure facilities and rail links, while the Norfolk coastline and Broads are within easy reach.

- Well-presented ground floor flat offered with the benefit of no chain
- Generous double bedroom providing comfortable and practical accommodation
- Bright and welcoming living room filled with natural daylight throughout
- Fitted kitchen offering ample storage and preparation space for cooking
- Well-appointed bathroom complete with bath and shower over arrangement
- Easy ground floor access ideal for a range of buyer requirements
- Attractive communal grounds with lawns, mature trees and open space
- Popular residential development within the thriving town of North Walsham
- Excellent opportunity for first-time buyers, downsizers or investors alike
- Conveniently located close to amenities, transport links and local facilities







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Hadfield Road, North Walsham

Situated within a popular residential development in the thriving market town of **North Walsham**, this well-presented ground floor flat offers a superb opportunity for first-time buyers, downsizers or investors seeking a low-maintenance property in a convenient location. Benefiting from easy ground floor access and offered with **no onward chain**, the property is ready to be enjoyed without unnecessary delay.

The accommodation is thoughtfully arranged and centres around a welcoming entrance hall which provides access to all principal rooms. The living room is a bright and comfortable space, filled with natural light from the front-facing window and offering ample room for both seating and dining furniture. Its practical layout makes it ideal for everyday living and relaxation.

The fitted kitchen is positioned separately and features a range of wall and base units, worktop space and room for essential appliances, providing everything required for day-to-day cooking. Well-proportioned and functional, it offers a practical workspace while maintaining a pleasant outlook.

The double bedroom is generously sized and benefits from a useful built-in airing cupboard, helping to maximise storage options within the home. A bathroom fitted with a bath and shower over, wash basin and WC completes the accommodation, serving the property with convenience and practicality.



M&B



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Outside, residents can enjoy access to well-maintained communal grounds incorporating lawned areas, mature trees and attractive open green space surrounding the building. Shared drying facilities are also available, contributing to the ease of day-to-day living.

Agent's Note

This property is offered with a leasehold tenure and approximately 79 years remaining on the lease.

The combined ground rent and maintenance charge is £671 per annum.

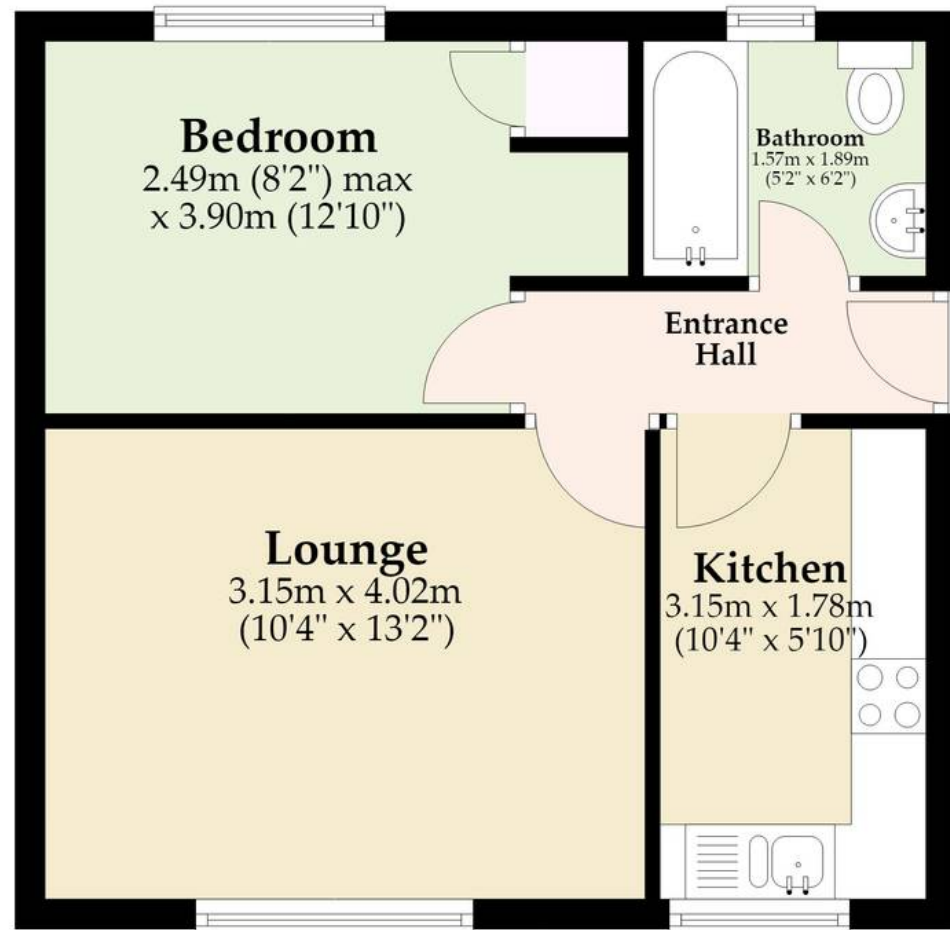
The property is connected to mains water, electricity, gas and drainage. Heating is currently provided via an electric system, with gas supplying the hot water. We understand that gas pipework is already in place should a purchaser wish to convert the property to gas central heating, subject to any necessary consents and installation requirements.



M&B

Apartment

Approx. 33.8 sq. metres (364.3 sq. feet)



Total area: approx. 33.8 sq. metres (364.3 sq. feet)

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.

Plan produced using PlanUp.

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