



Luccombe Grove Road, North Walsham NR28 9ED

welcome to

Luccombe Grove Road, North Walsham

This centrally located, detached two bedroom bungalow offers a spacious living room, kitchen, garden and driveway and is being sold with NO ONWARD CHAIN!



William H Brown are pleased to offer a detached bungalow situated at the end of an attractive cul de sac in North Walsham. Located just a short walk from the town centre and benefiting from a driveway and enclosed rear garden. The property has been well taken care of but offers scope for improvement and, with planning approval, a further first floor bedroom. Current accommodation comprises two double bedrooms, a living room, a spacious kitchen, a shower/utility room, a potting shed and a workshop. The property has gas-fired central heating and is offered with no onward chain. The bungalow would suit downsizers and retirees who want to live close to town and put their own stamp on their home. Given its proximity to the town and school, it would also suit young families who wish to take advantage of the potential third bedroom. Call now to avoid disappointment.

Accommodation

The property has a driveway to the side and a front, gated garden with a pathway down the middle. This leads to a small entrance porch with wooden part glazed door into

Entrance Hall

Radiator, smooth ceiling, coving, doors to all rooms.

Living Room

16' 9" x 11' 11" (5.11m x 3.63m)

Single glazed front window, radiator, TV point, chimney breast, coving.

Kitchen

12' 6" Max x 11' 11" Max (3.81m Max x 3.63m Max)

Dual aspect with single glazed windows to side and rear, hand made wall and base units with work surface, sink and double-drainer, space for fridge and space for oven.

Bedroom One

12' x 11' 11" (3.66m x 3.63m)

Single glazed front window, radiator, smooth ceiling and coving

Bedroom Two

12' x 11' 11" (3.66m x 3.63m)

Single glazed side window, radiator, smooth ceiling and coving.

Shower/utility Room

Shower cubicle, low level WC, wash hand basin, plumbing for washing machine, space for tumble dryer, work surface.

Lean-To/potting Shed

10' 8" x 8' 7" (3.25m x 2.62m)

Base units and work tops. Door to

Workshop/outbuilding

18' 7" x 11' 3" (5.66m x 3.43m)

On two levels, with up and over rear door, power and lighting. Door to

Boiler Room

Housing the central heating system. Here you will find the potential 3rd bedroom, as there is access to the large loft and roof void. Planning permission would need to be sought, and the internal layout changed but it is conceivable to assume you can access this space and create further living space.

Rear Garden

The property has a garden enclosed by fencing and there is a patio, lawns, an apple tree and a mixture of beds and borders. There is also an access gate to the side and driveway beyond.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



view this property online williamhbrown.co.uk/Property/NWM108258



welcome to

Luccombe Grove Road, North Walsham

- Detached two bedroom bungalow
- Spacious living room and kitchen
- Shower/utility room, potting shed and workshop
- Driveway and garden
- No Onward chain

Tenure: Freehold EPC Rating: E

£240,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/NWM108258



Property Ref:
NWM108258 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01692 402861



NorthWalsham@williamhbrown.co.uk



16 Market Street, NORTH WALSHAM, Norfolk,
NR28 9BZ



williamhbrown.co.uk