

Arnolds | Keys



3 Wilds Way, Knapton, North Walsham, NR28 0FY

Guide Price £87,500

- AVAILABLE TO PURCHASE AT A 35% SHARE
- LOUNGE/DINER WITH FRENCH DOORS TO GARDEN
- CLOSE TO STUNNING NORTH NORFOLK COAST
- BEAUTIFULLY PRESENTED ACCOMMODATION
- TWO DOUBLE BEDROOMS
- IDYLIC VILLAGE LOCATION
- 3 MILES FROM NORTH WALSHAM MARKET TOWN
- DOUBLE WIDTH DRIVEWAY

3 Wilds Way, North Walsham NR28 0FY

SHARED OWNERSHIP Available to purchase at a 35% share, this delightful two bedroom property boasts well presented accommodation with a double width driveway and a south west facing garden.

 2  1  1  B

Council Tax Band: B



DESCRIPTION

Situated in the picturesque village of Knapton, this beautifully presented home offers deceptively spacious and well appointed accommodation throughout. The property welcomes you with an entrance hall and convenient ground floor cloakroom, leading through to a well equipped kitchen and a generous lounge diner with patio doors opening onto the rear garden, creating an ideal space for both everyday living and entertaining. To the first floor are two well proportioned double bedrooms and a family bathroom.

Outside, the property enjoys well maintained gardens, including a desirable south west facing rear garden that wraps around to the side, providing excellent outdoor space to enjoy throughout the day. A double width driveway completes the property, offering ample off road parking.

ENTRANCE HALL

Composite door to front entrance, laminate flooring, carpeted stairs to first floor, double glazed window to front aspect.

CLOAKROOM

Fitted with a WC and pedestal wash hand basin, radiator, laminate flooring, extractor fan.

KITCHEN

Double glazed window to front aspect, wall and base units, space and plumbing for washing machine, free standing electric double oven with cooker hood over, stainless steel sink and drainer, fridge freezer, laminate flooring.

LIVING ROOM

Double glazed French doors and double glazed window to rear garden, built in storage cupboard, radiator, laminate flooring.

FIRST FLOOR LANDING

Carpet, radiator, built in cupboard with shelving units.

BEDROOM ONE

Double glazed window to front aspect, carpet, radiator.

BEDROOM TWO

Double glazed window to rear aspect, carpet, radiator, built in wardrobes.

BATHROOM

Double glazed window with obscured glass to rear aspect, bath with mains connected shower over, pedestal wash hand basin, WC, vinyl flooring, extractor fan, radiator.

EXTERNAL

To the front the property features a small area of garden with a paved path leading to the front door and a brick weave, double width driveway to the side. There is a side gate providing access to a smaller enclosed garden and a further gate leading to the rear garden. The garden is south-west facing and laid to lawn, with a decked seating area and a sheltered paved patio seating area.

LOCATION

Knapton is a picturesque North Norfolk village enjoying a peaceful rural setting just three miles from the market town of North Walsham, which offers a wide range of shops, supermarkets, schools, healthcare facilities and a railway station with services to Norwich and the wider rail network. The village is also within easy reach of the Norfolk Broads and the city of Norwich, approximately 20 miles to the south.

The popular coastal village of Mundesley, with its sandy beach, cafés and local amenities, is just a short drive away, while the renowned North Norfolk coastline offers an abundance of scenic walks, nature reserves and charming seaside towns. Combining countryside tranquillity with excellent access to local services, transport links and the coast, Knapton is ideally placed to enjoy the very best of North Norfolk living.

AGENTS NOTES

Shared ownership property with a 35% share.

Rent per month: £452.52

Maximum ownership is 80%.

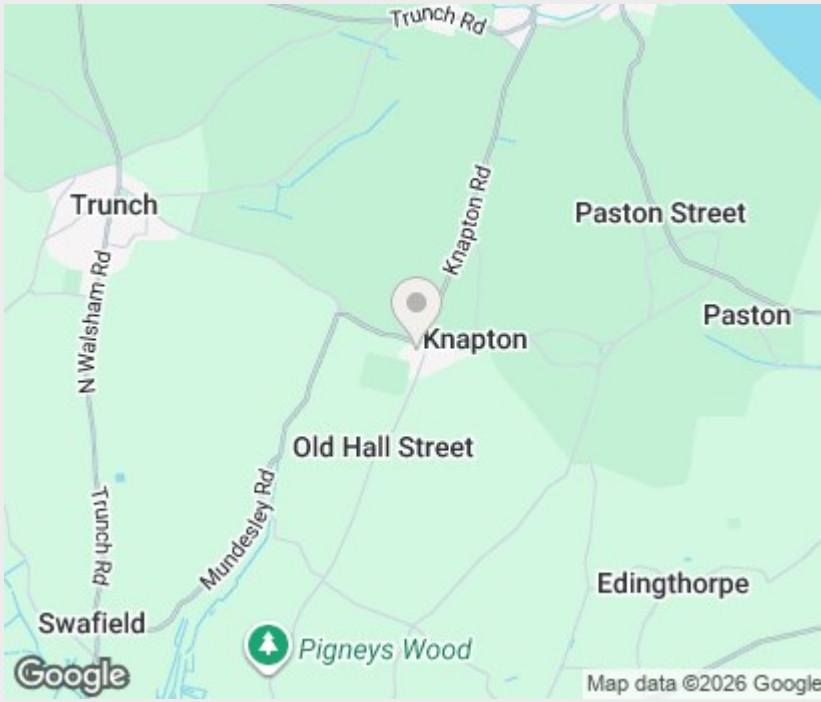
Purchasers must have lived or worked in North Norfolk for 3 years.

Service charge PCM: £14.50

Estate charge PCM: £26.37

Buildings insurance PCM: £36.52

Lease term: 121 years



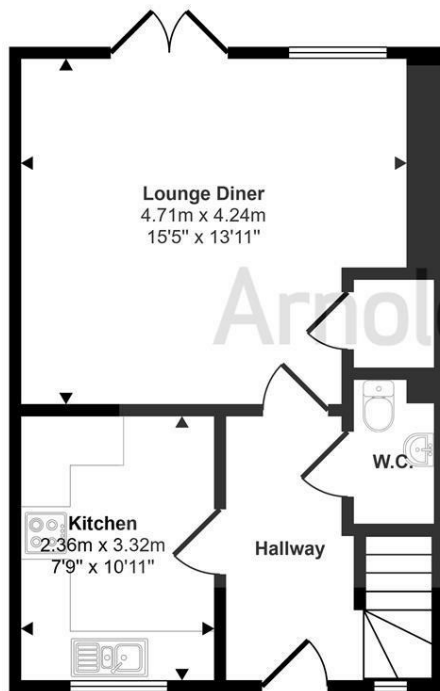
Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

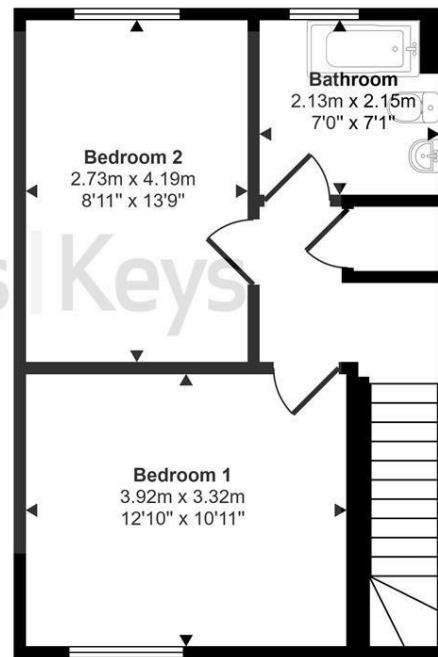
EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area
77 sq m / 833 sq ft



Ground Floor
Approx 39 sq m / 417 sq ft



First Floor
Approx 39 sq m / 416 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick Mortgages (YBM) to sellers and buyer for mortgage advice. Should you decide to use Yellow Brick Mortgages (YBM) we could receive a referral fee of £250.

