



OFFERS OVER

**£325,000**

Sharon Close, Felmingham, NR28 0LJ

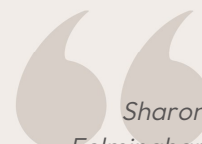
**Arnolds | Keys**



# THE PROPERTY

**7 Sharon Close, Felmingham, NR28 0LJ**

Situated at the end of a quiet cul-de-sac within the idyllic village of Felmingham, this four bedroom detached bungalow enjoys a spacious corner plot position with open fields beyond. The property boasts a delightful and private south facing rear garden with off road parking to the front. The property has been a well loved family home for many years and has been altered over time by the current owners, now comprising a fitted kitchen, a dining room, inner hallway leading to four bedrooms; one with an ensuite, a family bathroom, study, dual aspect living room with wood burner and a garden room.



*Sharon Close is a quiet cul-de-sac within the popular village of Felmingham, ideally positioned between the two popular market towns of Aylsham and North Walsham and close to local schools, making this an ideal location for families.*



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# THE DETAILS

## Property Details

### FRONT PORCH

Window to front and side, timber door, tiled flooring.

### KITCHEN

Double glazed window to front aspect, fitted with wall and base units with inset stainless steel sink and drainer, electric oven with four ring hob, built in larder cupboard with shelves and space for a free standing fridge. Space and plumbing for dishwasher, radiator, vinyl flooring.

### DINING ROOM

Dual aspect with double glazed window to rear and side aspect, laminate flooring, radiator.

### UTILITY ROOM

Double glazed window to front aspect, space and plumbing for washing machine, vinyl flooring, boiler, tumble dryer.

### BEDROOM THREE

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

### BATHROOM

Double glazed window with obscured glass to front aspect, bath with mixer tap and mains connected shower over, WC, vanity unit with wash hand basin heated towel rail, vinyl flooring, extractor fan.

### BEDROOM TWO

Double glazed window to rear aspect, carpet, built in wardrobe.

### BEDROOM FOUR

Double glazed window to front aspect, carpet, large built in cupboard fitted with shelves.

### LIVING ROOM

A dual aspect room with double glazed window to rear, doors to garden room, brick fireplace with wood burner, laminate flooring, radiator.

### HOME OFFICE

Double glazed window to front aspect, carpet, radiator.

### GARDEN ROOM

Double glazed window to rear aspect, double glazed patio door to garden, laminate, radiator.

### BEDROOM ONE

Double glazed window to rear aspect, carpet, radiator, door to:-

### ENSUITE

Double glazed window to front aspect, shower cubicle with electric Triton shower, WC, pedestal wash hand basin, radiator, vinyl, extractor fan.

### EXTERNAL

To the front the property features a shingle driveway with paving and borders of mature hedging. The rear garden is enclosed and features a paved patio seating area, a raised border and is mainly laid to lawn with a shed.

### AGENTS NOTES

This property is Freehold.

Drainage via septic tank. Electricity and water connected.

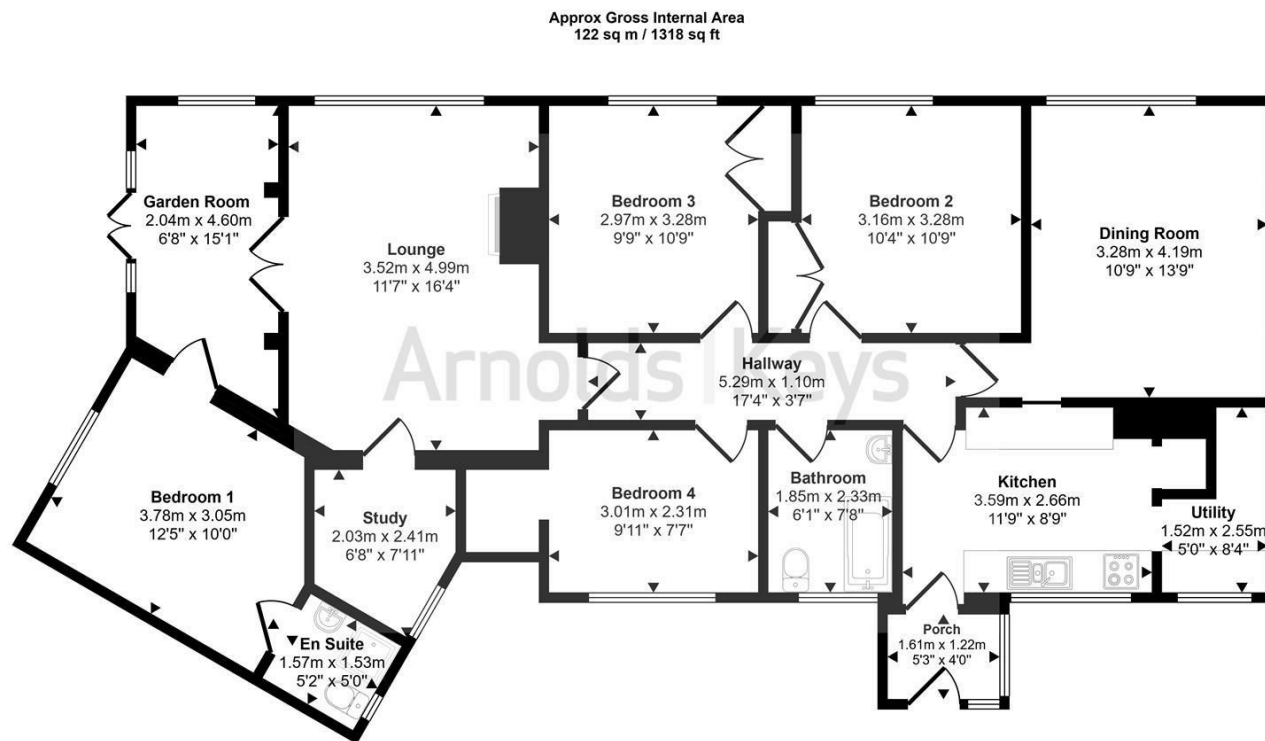
Oil fired central heating.

Council tax band: D



## Location

Felmingham is a charming rural village set within the North Norfolk countryside, offering a peaceful lifestyle while remaining conveniently close to a range of everyday amenities. The village itself benefits from a small selection of local facilities including a village shop and post office, supporting a strong sense of community. North Walsham, located approximately 2–3 miles to the east, provides a wider range of amenities including supermarkets, independent shops, schools, healthcare services and a railway station with direct links to Norwich and the North Norfolk coast. The village is well positioned for access to surrounding towns and key destinations, with Aylsham approximately 4–5 miles to the west and the city of Norwich around 16 miles to the south, offering extensive shopping, dining and leisure facilities as well as mainline rail services to London. The nearby North Walsham railway station, on the Bittern Line, provides convenient connections across the region.



Floorplan

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.



## Contact Us

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

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 ?YB? to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250