



7 Lyngate Road, North Walsham

In Excess of £260,000

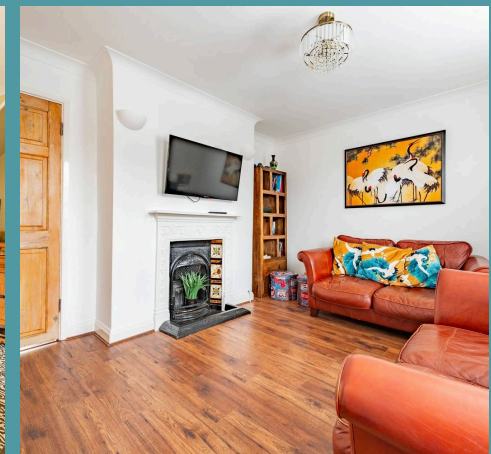
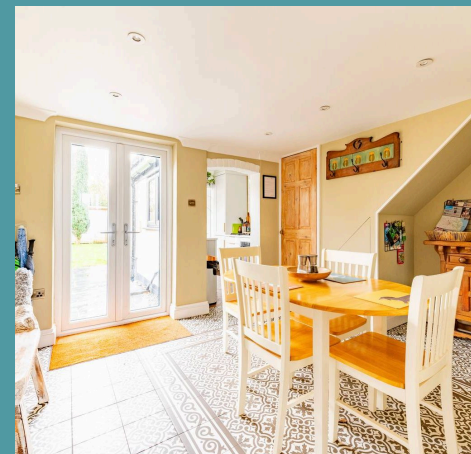
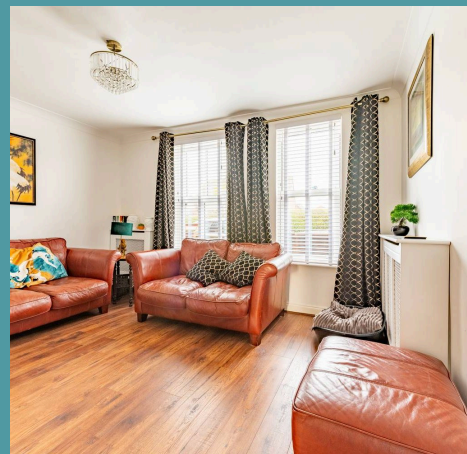
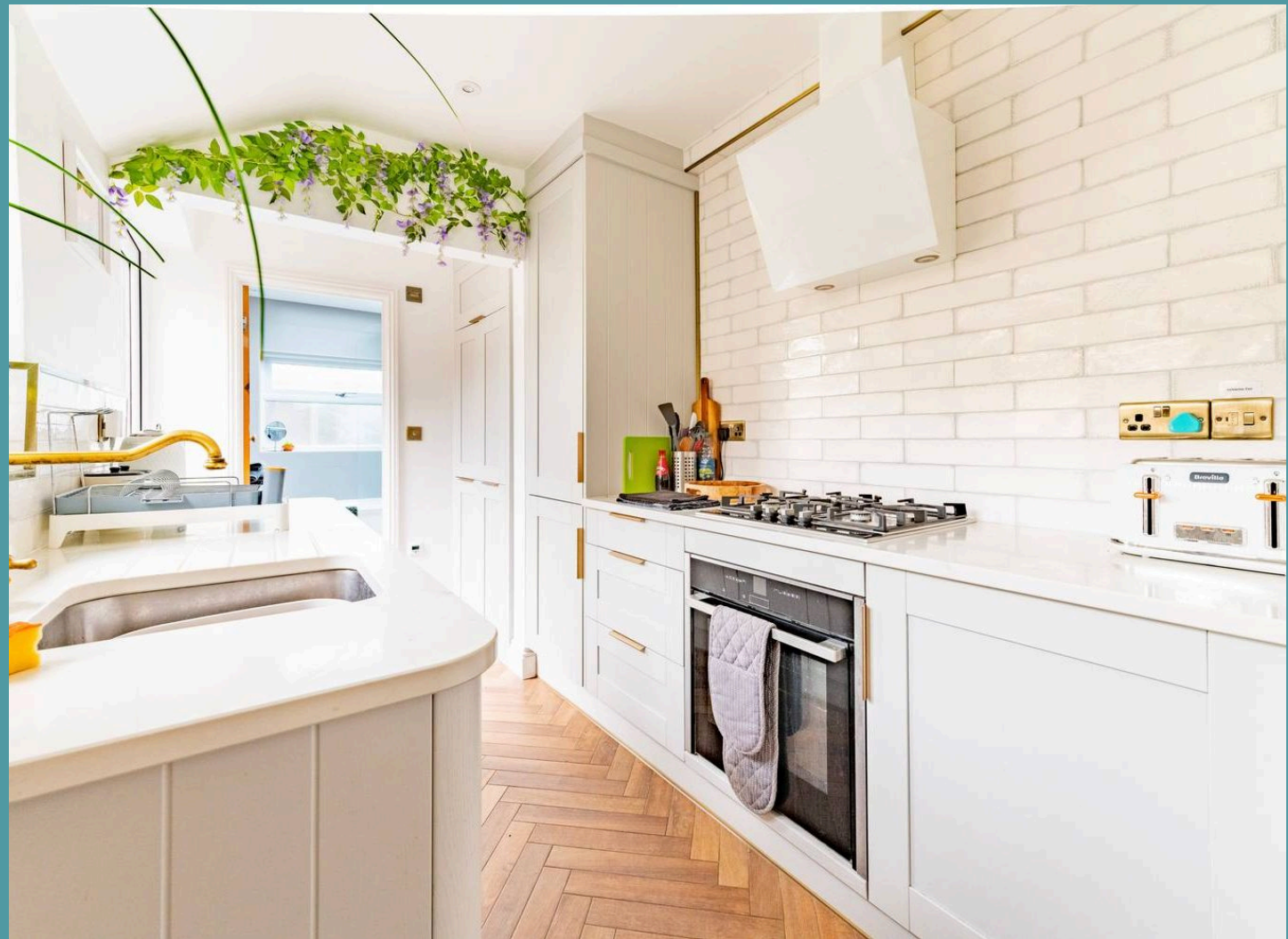
7 Lyngate Road

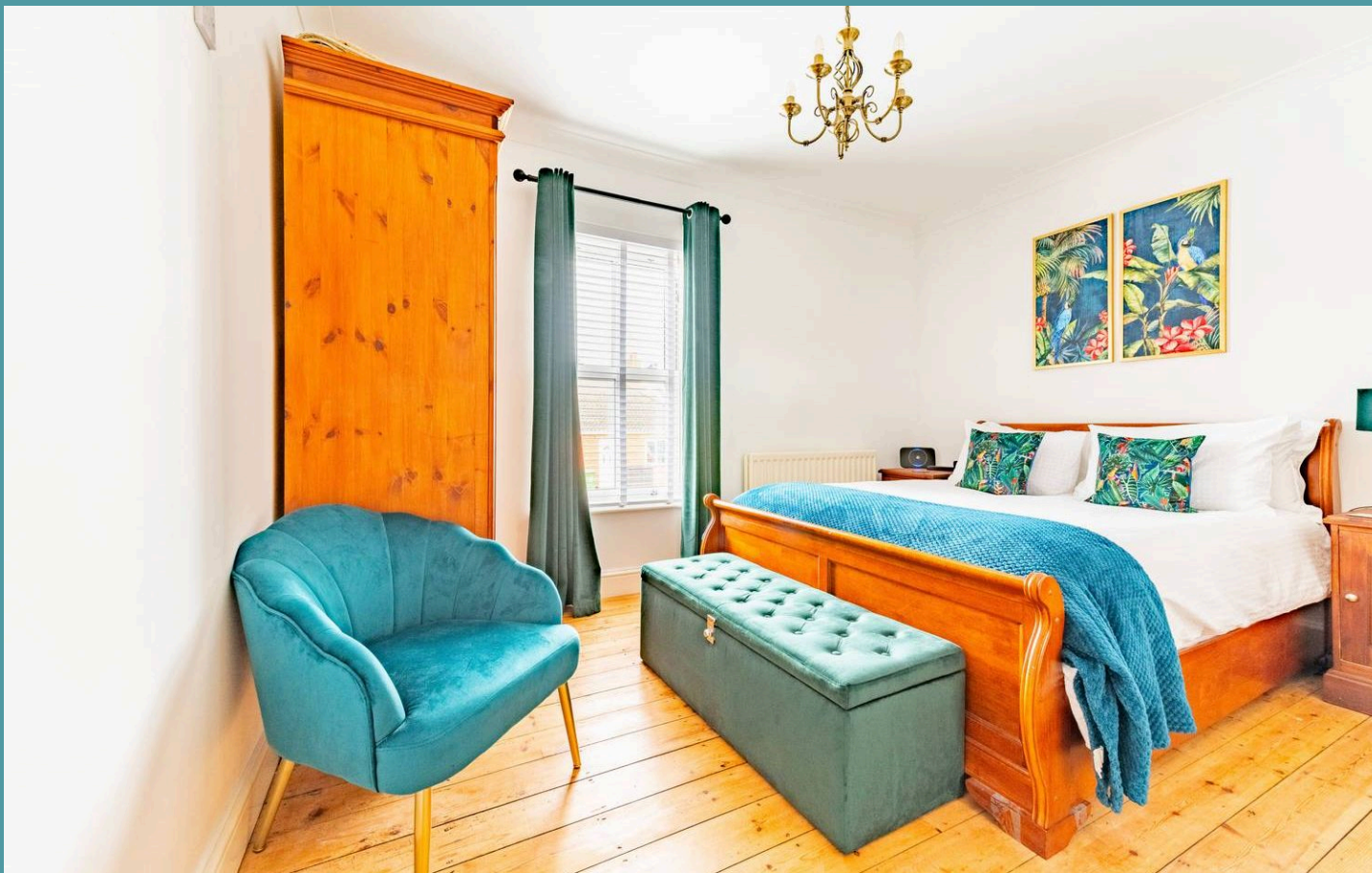
North Walsham

This beautifully presented semi-detached home offers excellent living space, perfect for families or entertaining. With two spacious double bedrooms, a bright lounge, and a modern kitchen with high-end finishes, it's an ideal setting for comfortable living. The kitchen flows into a formal dining room, with French doors opening onto a private garden, perfect for meals and gatherings. Upstairs, both bedrooms are light-filled, with the second room offering flexible space for a study or playroom. The property also features a well-maintained garden with patio, lawn, and off-road parking. It would make a lovely home or currently serves as a successful holiday let.

Location

North Walsham offers a wide range of shopping facilities, all levels of schooling, sixth form college, Victory Swim & Fitness Centre, doctor's surgeries and cottage hospital. There are regular bus and train services to Norwich. The coast and the Norfolk Broads are within easy travelling distance by car. Norwich City Centre approximately 14 miles South West boasts an excellent range of shopping facilities along with main line railway link to London and an International Airport.





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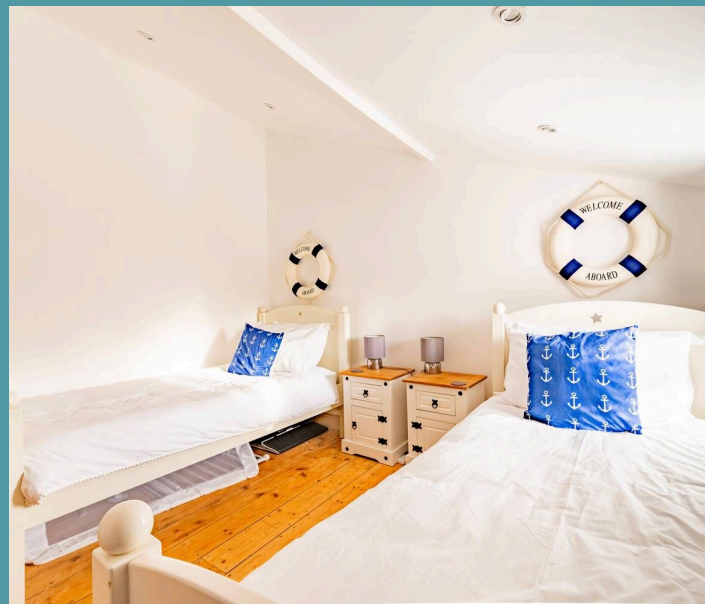
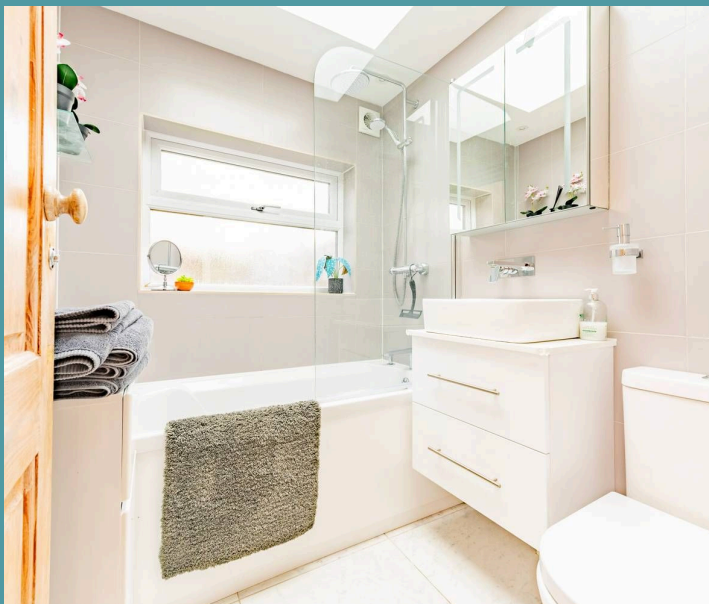
Lyngate Road

This immaculate semi-detached family home exudes a charming cottage feel, offering a fantastic living space ideal for both entertaining and family gatherings.

Thoughtfully designed and well-maintained, the property features two spacious double bedrooms, two bright reception rooms, and a contemporary fitted kitchen, creating a homely atmosphere throughout.

The stylish kitchen with quartz work surfaces and a range of units that flow seamlessly into the formal dining room. French doors open onto the private, enclosed garden, creating the perfect setting for family dinners or relaxed outdoor dining.

The kitchen is equipped with an integrated sink, gas hob, oven, and extractor hood. The cosy lounge, complete with a feature fireplace, provides a relaxing space to unwind in the evenings. The modern bathroom offers a panelled bath with an overhead shower, ideal for family needs.





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Upstairs, both double bedrooms are spacious and bright, with one featuring a charming fireplace and views of the front. The second bedroom is versatile, currently set up with a dressing area but could also serve as a study or playroom.

The property's exterior complements its warm interior, with a private, enclosed garden offering a generous patio area, lawn, and mature shrubbery, perfect for dining, relaxation, and year-round enjoyment. External lighting adds to the appeal, creating a welcoming atmosphere after dark. The home also benefits from off-road parking, providing a practical and comfortable family lifestyle. Furnishing may be included subject to the price.

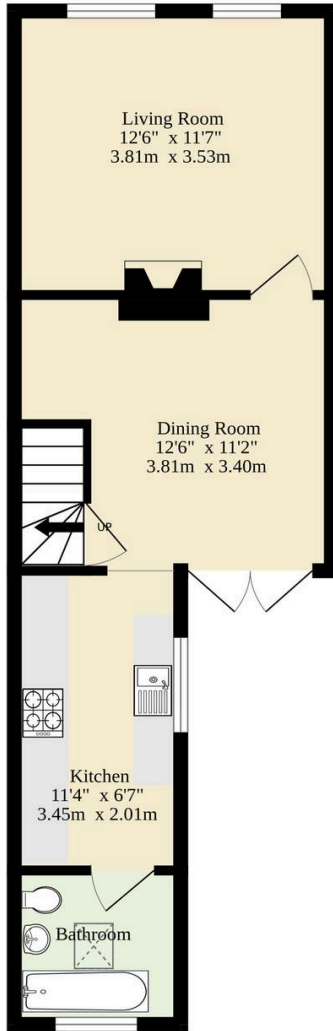
Agents Note

Sold Freehold

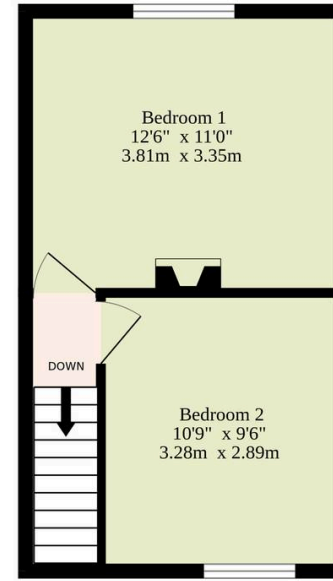
Connected to all mains services.



Ground Floor
365 sq.ft. (33.9 sq.m.) approx.



1st Floor
243 sq.ft. (22.6 sq.m.) approx.



Excluding Bathroom

TOTAL FLOOR AREA : 608 sq.ft. (56.5 sq.m.) approx.

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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