



9 Chestnut Avenue, North Walsham  
£250,000

# 9 Chestnut Avenue

North Walsham

This three bedroom semi-detached house presents a rare opportunity to create a home that reflects your unique style and preferences, making it the perfect first home or investment purchase. Sitting in the beautiful market town of North Walsham, in close proximity to all local amenities and natural surroundings. With its versatile layout, well-maintained features, and convenient location, this property is a canvas waiting to be adorned with your personal touch.

## LOCATION

North Walsham is a bustling market town offering schooling for all ages, easy access to the city and also the North Norfolk coast plus all essential shops and amenities plus its local train station which is approx 0.8 miles away. You can walk to attend a weekly market in the town centre, a range of supermarkets, GP surgeries, parks and schools for all ages are also available. You can find the UEA, Science park & University hospital around 18 miles away, 12 miles to Norwich Airport, 15 miles to Norwich Railway Station giving access to London and further afield plus 8.3 miles to Cromer.



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Upon entering, you are greeted by a welcoming entrance hall, completed with a convenient WC. Positioned at the front of the residence is an inviting sitting room, where you can showcase your most comfortable furniture, to unwind and relax after a long day. The open-plan kitchen/dining room ensures effortless interaction when hosting and everyday family living. It is well-equipped with fitted units and appliances to be able to cook your favourite meals. Connecting to the dining room, encouraging gatherings with loved ones.

Ascending to the upper level, you will find three inviting bedrooms, each designed to offer relaxation and privacy. The third bedroom has the versatility to be a dressing room, guest bedroom or office, suitable for someone looking to work from home. The bathroom comprises of a three piece suite, accommodating all family members in the household.





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Leading out the double doors onto the patio, where the garden is equally appealing. This entertaining patio is ideal for your outdoor furniture to enjoy the afternoon sunshine or garden parties during the summer months. Following down to the laid to lawn garden, where flower beds surround the boundaries. Overall, this enjoyable space is privately enclosed so you can unwind in seclusion. Towards the rear is a driveway providing off-road parking, whilst the garage offers secure parking or storage options.

### AGENTS NOTES

**We understand that this property is freehold.**

**Connected to mains water, electricity, gas and drainage.**

**Heating system - Gas central heating.**

**Council tax band: C**

- SEMI-DETACHED RESIDENCE
- CHAIN FREE - READY TO MAKE YOUR OWN
- PERFECT FIRST TIME HOME OR INVESTMENT PURCHASE
- COMFORTABLE SITTING ROOM
- OPEN-PLAN KITCHEN/DINING ROOM
- THREE BEDROOMS & A BATHROOM
- WELL-MAINTAINED GARDEN - FULLY ENCLOSED
- DRIVEWAY & GARAGE
- IN CLOSE PROXIMITY TO ALL LOCAL AMENITIES AND NATURAL SURROUNDINGS

