



## 58 Wharton Drive, North Walsham

Guide Price £325,000 - £350,000



# 58 Wharton Drive

North Walsham

This inviting home offers a spacious and well-appointed layout, perfect for comfortable living. The interior features a bright hallway, a cosy living room with French doors, and a modern kitchen with ample storage and an open-plan feel into the dining room. Upstairs, three bedrooms, including a master with ensuite, provide plenty of space. The outdoor area boasts a generous garden, detached garage and ample parking, including a dedicated space for a motor home.

## THE 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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### WHARTON DRIVE

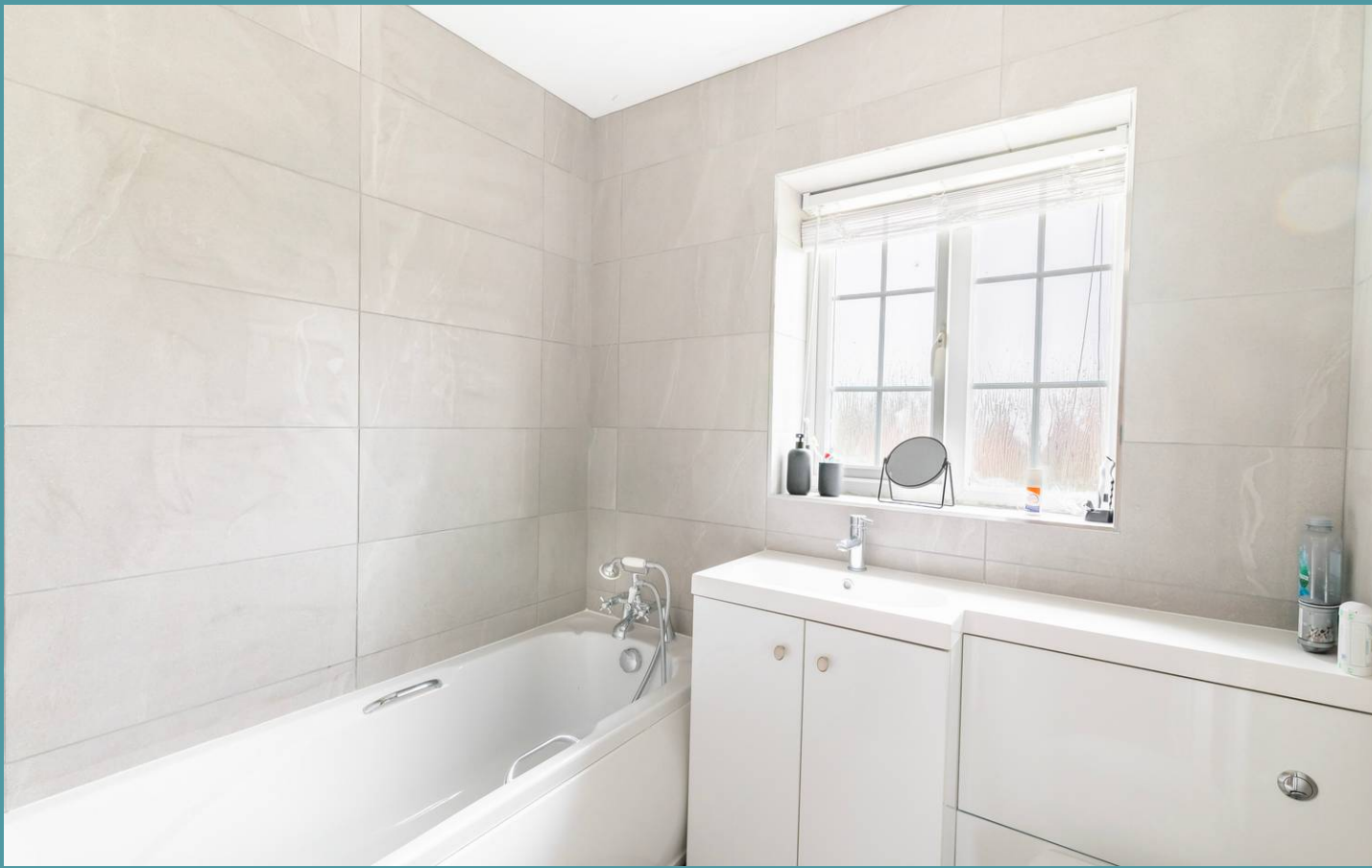
Upon entering, you are greeted by a bright and airy hallway, complemented by a useful cloakroom. The living room exudes warmth, boasting plush carpeting, versatile furniture arrangements and French doors that seamlessly integrate indoor and outdoor living, providing access to the rear garden.

The open-plan dining room effortlessly flows into the well-equipped kitchen, creating a perfect space for entertaining family and friends. The kitchen itself is a model of efficiency, featuring ample storage, space for appliances and a convenient single door leading to the outside.

Three well-appointed bedrooms await, with the master suite boasting an ensuite shower room, providing a touch of privacy. A modern family bathroom serves the additional bedrooms, ensuring functionality and style for all.







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The outdoor space is equally impressive, with a generously sized garden plot offering a mix of patio and lawn areas that are ideal for relaxation and recreation. A detached garage and private driveway provide ample parking and storage options, adding to the practicality of this wonderful home. Furthermore, the vendors have even accommodated space for a motor home to the front of the property.

### AGENTS NOTE

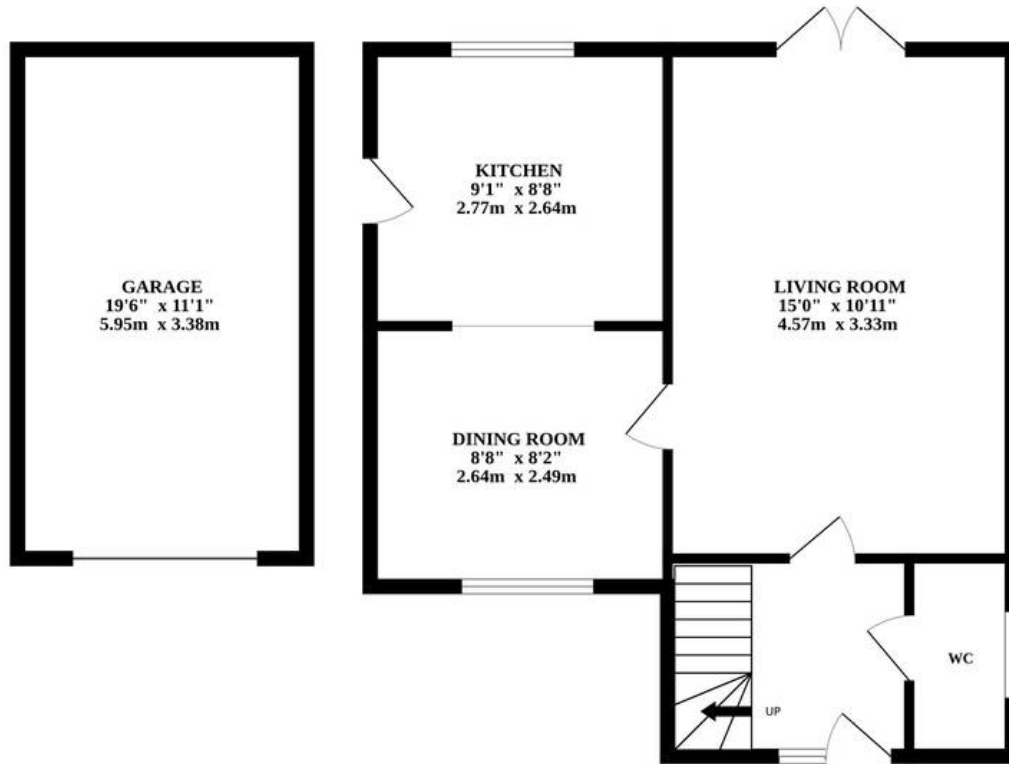
We understand this property will be sold freehold, connected to all mains services.

Council Tax Band - C

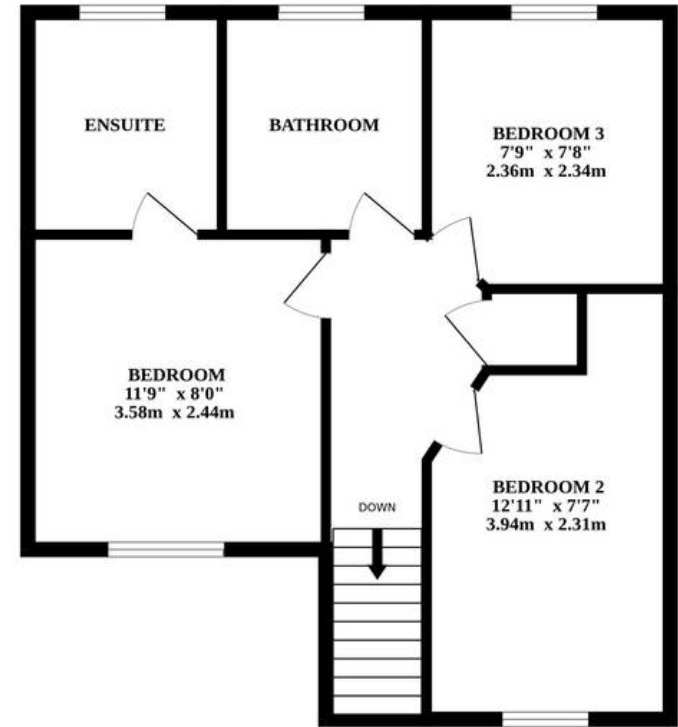




GROUND FLOOR



1ST FLOOR



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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