



BIRCH COTTAGE, NORTH WALSHAM

TOWN HOUSE

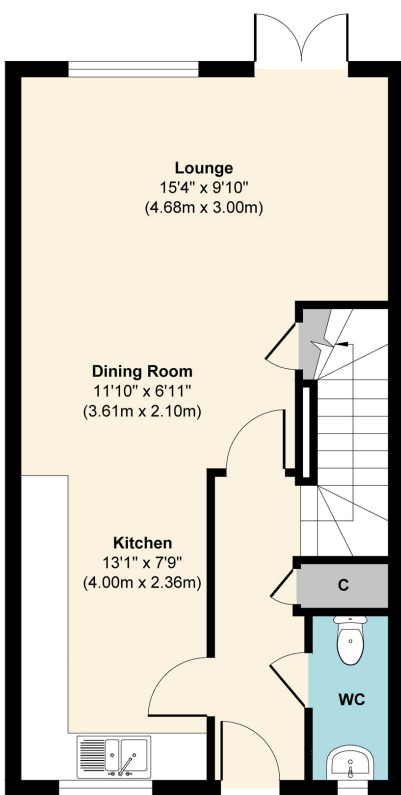
This impressive 3 bedroom townhouse is built to the highest specification with energy efficiency in mind. The kitchen is fitted with state-of-the-art appliances and high-quality cabinetry

MODERN ENERGY EFFICIENT HOUSE

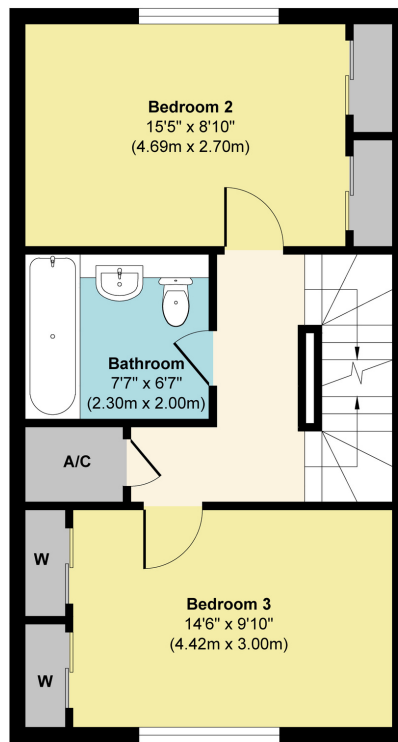
PROPERTY FEATURES

- 3 Double Bedrooms
- En-suite
- Dressing Room
- Flooring Package
- Buyer's Choice of Kitchen
- Quartz Worktops
- Built-in Appliances
- Air Source Heat Pump

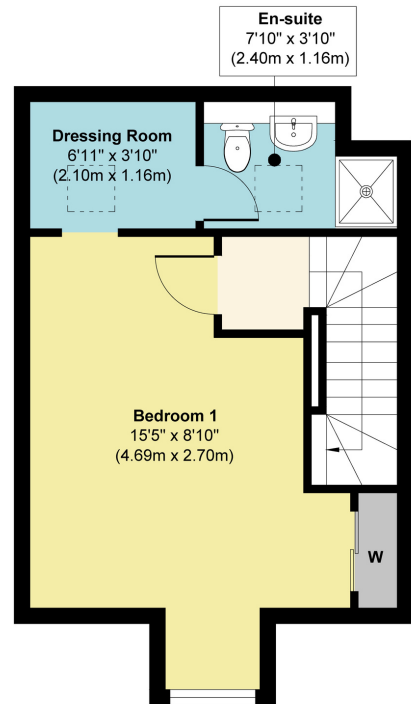




Ground Floor



First Floor



Second Floor

Entrance Hall

Open Plan Living/Dining/Kitchen

Lounge 15' 4" x 9' 10" (4.68m x 3.00m)

Rear aspect window and rear doors.

Dining Room 11' 10" x 6' 11" (3.61m x 2.10m)

Kitchen 13' 1" x 7' 9" (4.00m x 2.36m)

Front aspect window. A range of fitted wall and base units. The kitchen will have following integrated appliances; fridge/freezer, oven, hob and dishwasher.

WC

Front aspect window.

First Floor Landing

Storage cupboard.

Bedroom 2 15' 5" x 8' 10" (4.69m x 2.70m)

Rear aspect window, Built-in cupboard.

Bedroom 3 14' 6" x 9' 10" (4.42m x 3.00m)

Front aspect window. Built-in cupboard.

Bathroom 7' 7" x 6' 7" (2.30m x 2.00m)

Bath, wc and wash hand basin.

Second Floor Landing

Bedroom 1 15' 5" x 6' 7" (4.69m x 2.00m)

Front aspect dormer window, dressing room and ensuite.

Dressing Room 6' 11" x 3' 10" (2.10m x 1.16m)

Velux window.

En-suite 7' 10" x 3' 10" (2.40m x 1.16m)

Velux window, shower, wc and wash hand basin.

Rear Garden

Laid to lawn, fully enclosed with large patio area.

Agent Notes

Note: Photos of of Plot 3

EPC Rating - B

Council Tax Band - TBC

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PLEASE NOTE: Whilst every care is taken when preparing details, HOMES & LAND RESIDENTIAL LTD., do not carry out any tests on any domestic appliances, which include Gas appliances & Electrical appliances. This means confirmation cannot be given as to whether or not they are in working condition. Measurements are always intended to be accurate, but they must be taken as approximate only. Every care has been taken to provide true descriptions, however, no guarantee can be given as to their accuracy, nor do they constitute any part of an offer or contract.

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