



**Mount Pleasant, Walsingham NR22 6DE**



**welcome to**

## **Mount Pleasant, Walsingham**

Beautifully renovated three-bedroom home in the heart of Walsingham, featuring stylish open-plan living, a modern shaker kitchen, multi-fuel burner, solar panels and ample off-road parking. Finished to a high standard throughout, this turnkey property is ready to move straight into.



### Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead. This property is subject to a Section 157 restriction. Prospective purchasers should seek independent legal advice and make enquiries regarding eligibility before proceeding.

### Accommodation

#### Entrance Hall

#### Living Room

Wood flooring, double glazed uPvc window to front, multifuel 5.kW burner with tiled surround and feature fireplace, Eco panel heater

#### Kitchen

Sage green shaker wall and base units, stainless steel sink with drainer, electric hob and integrated single oven with stainless steel extractor fan, wood effect worktop, breakfast bar with base units that match the kitchen, double glazed uPvc window to rear, stylish light fitting over the breakfast bar, space for fridge/freezer and washing machine. Amtico flooring.

#### Bathroom

WC, sink with marble surround, p shaped bath with electric shower over and glass screen, double glazed uPvc window with obscured glass, Amtico flooring.

#### Bedroom 1

Wood flooring, feature fireplace for decorative purposes, electric heater, double glazed uPvc window to front, Eco panel heater

#### En-Suite

WC and sink with vanity unit built in

#### Bedroom 2

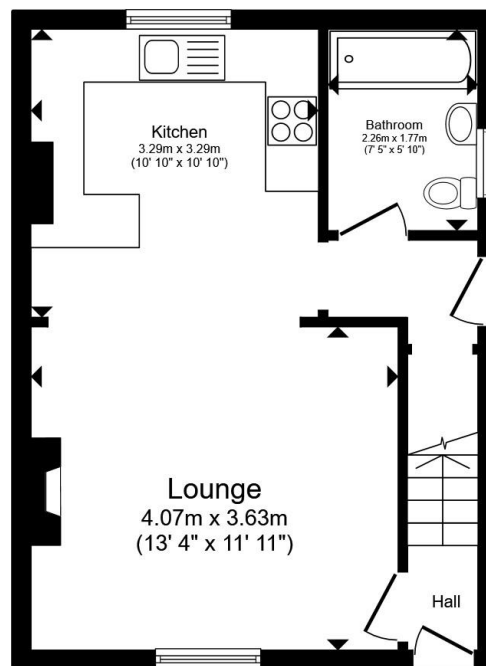
Wood flooring, electric heater, double glazed uPvc window to rear, Eco panel heater

#### Bedroom 3

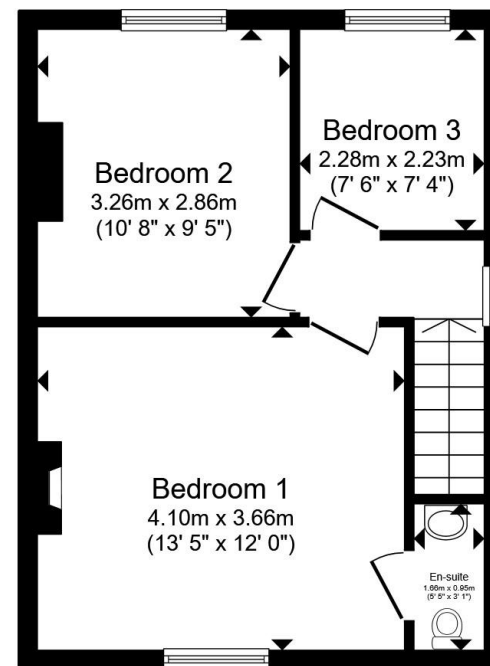
Wood flooring, electric heater, double glazed uPvc window to rear, Eco panel heater

### Outside

To the front there is ample off-road parking via shingle driveway, the rest is laid to turf and borders for shrubs. To the rear the garden is spacious and laid to turf, leaving the new homeowners with the choice of how they would like to style the garden. There is a side gate which provides access to the driveway. In the rear garden, there is an outside tap.



Ground Floor



First Floor

Total floor area 70.9 m<sup>2</sup> (763 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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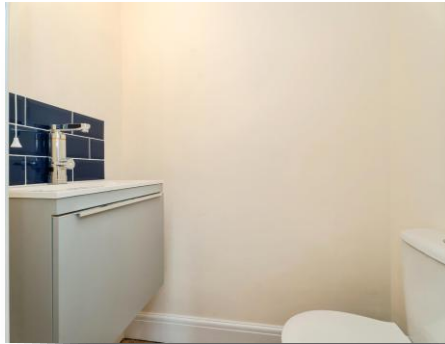
## **Mount Pleasant, Walsingham**

- Beautifully Renovated Throughout
- Three Bedrooms
- Open Plan Kitchen Living Area
- 5kW Multi-Fuel Burner and Oak Doors
- Ample Off Road Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£253,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
FKM108913 - 0004

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