



92 Mundesley Road  
North Walsham | Norfolk | NR28 0DB

FINE & COUNTRY

# VICTORIAN SPLENDOUR



“With its handsome bay frontage and glorious proportions, this Victorian home is enormously appealing. Set amidst attractive period properties within walking distance of the town centre, the location will also impress.

Well cared for by the current owners and finished to showcase the original features, if you love character properties and period charm you’ll fall head over heels for this one!”







# KEY FEATURES

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- A Handsome Victorian Mid Terrace situated in the Town of North Walsham
- Five Bedrooms; Two Bath/Shower Rooms
- Kitchen/Breakfast Room with Separate Utility and WC
- Two Reception Rooms, a Conservatory and a Cellar
- Workshop and Ample Off Road Parking
- Enclosed Rear Garden with Patio and Seating Areas
- The Accommodation extends to 2,272sq.ft
- Energy Rating: TBA as Expired

Its good looks and kerb appeal initially draw you in, and when you step inside you'll find the charm continues throughout. A spacious and elegant property that's incredibly comfortable and family friendly, it also has an attractive private garden and is walking distance from the station, schools, supermarkets and more.

## A Real Looker

The property forms part of a group of Victorian villas along the road that were built around the same time and share the same character, yet each has its own individual layout and charm. Before the owner moved here, he often walked past when walking his neighbours dog and admired the properties, so when one became available, he came to view and snapped it up! The high ceilings, large windows, original fireplaces, wooden floors and elegant turned staircase will all win you over when you see it for yourself.

## Working Well For Every Occasion

The layout here is unusual but advantageous and works very well both for day-to-day family life and for social occasions. At first, you come into an entrance hall with that beautiful original staircase drawing your eye up to the first floor. To your left is the sitting room – a lovely bay fronted room with a log burner to keep it warm on long winter nights. Double doors open to the dining room beyond. This has been created by opening two rooms into one and as a result it's a really good size. Double doors lead to the conservatory beyond, so from the sitting room with the doors open you can see right through the house. It also means that when you're entertaining, the rooms flow effortlessly one to another and the whole space becomes one. To the other side of the ground floor you'll find a cloakroom and a gorgeous kitchen breakfast room with a log burner and room for a family table. The owner confirms that people always gravitate here when he's entertaining and it's easy to see the appeal. A utility room and workshop complete the ground floor.







# KEY FEATURES

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The workshop would make a wonderful studio as it has both access to the garden and skylights, so there's excellent light in here. If you're a wine buff, the cellar will be another draw. Head to the first floor and you'll find five well-proportioned bedrooms, so you can have the kids down the far end of the landing and keep your own private space, have a study or home office – whatever you want. The main bathroom is huge with a fabulous freestanding bath that really suits the house, as well as a walk-in shower. There's an additional shower room too, which is sure to come in handy when everyone's getting ready on busy mornings.

## Take It All In

Step outside and you'll see the well-stocked garden is lovely and private and the perfect spot in which to relax with a morning coffee or evening glass of wine. There's plenty of parking to the front of the house as well, which is ideal if you have older teens or you host friends frequently. From the property, you can walk to the station and hop on a train to the coast or to the vibrant and historic city of Norwich. You can also take a stroll to Sainsburys or Waitrose, both of which are in easy reach. North Walsham is on the up and the schools reflect this, with the town's high school rated Good, with some Outstanding aspects. There's also the well known Paston College that has had some famous pupils in the past, such as Horatio Nelson and Stephen Fry. The town is perfectly placed for access to the best of this area, with the coast and the Broads within easy reach and glorious open countryside waiting to be explored.









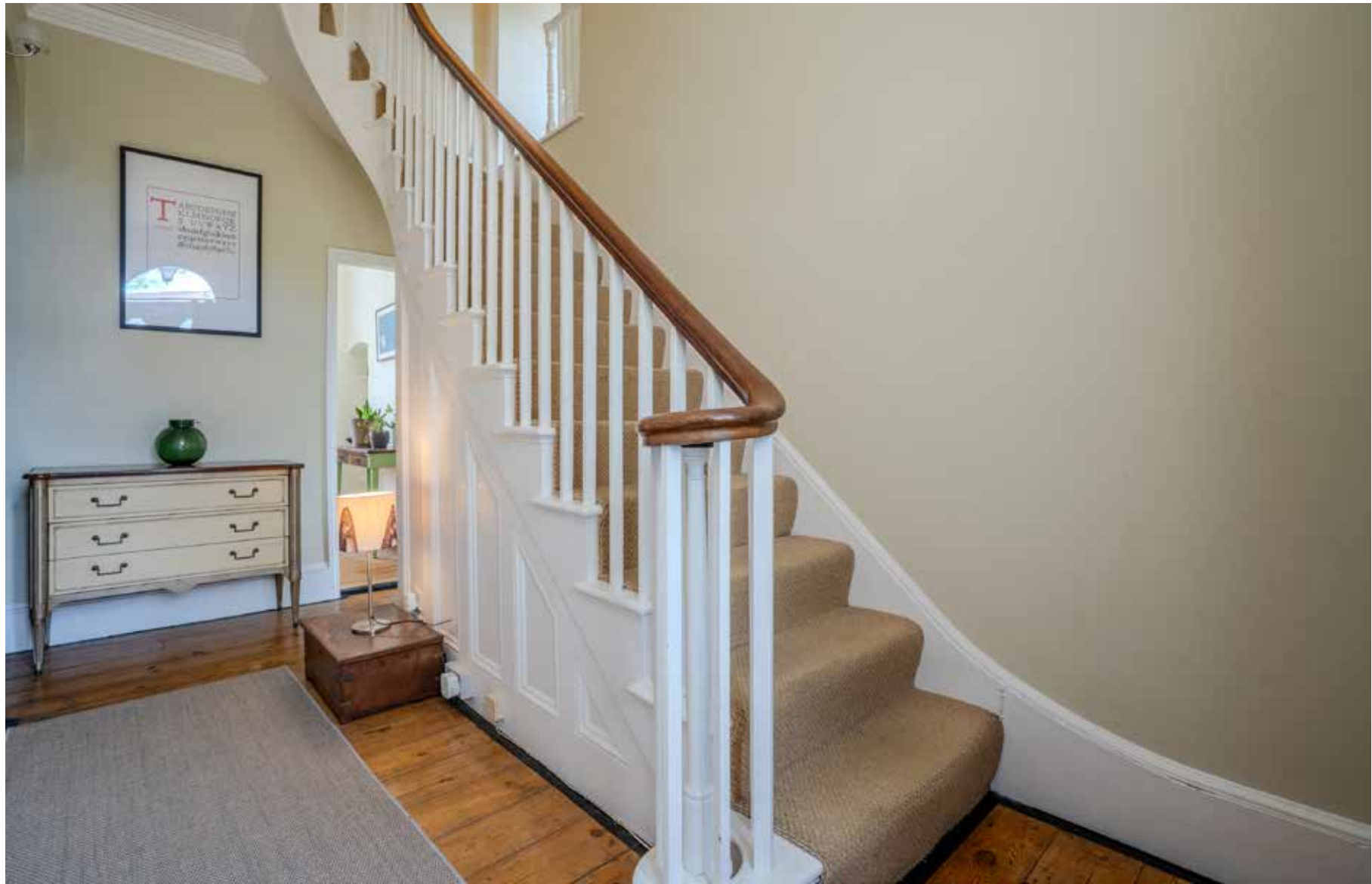










































# INFORMATION

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## On The Doorstep

Located close to the Norfolk coast, which is just over 4 miles away, North Walsham is a popular market town with direct rail connections to Norwich, a Sainsbury's, Waitrose and a variety of shops and facilities. It is also within easy reach of the Norfolk Broads where there is an abundance of water activities and wildlife. The village of Sea Palling is only 8 miles away and boasts a beautiful blue flag sandy beach where seals are often spotted close to the shore. There are also unique areas of unspoilt natural beauty for bird watching and fishing, Weavers Way which is ideal for walking and cycling and of course the famous East Ruston gardens.

## How Far Is It To?

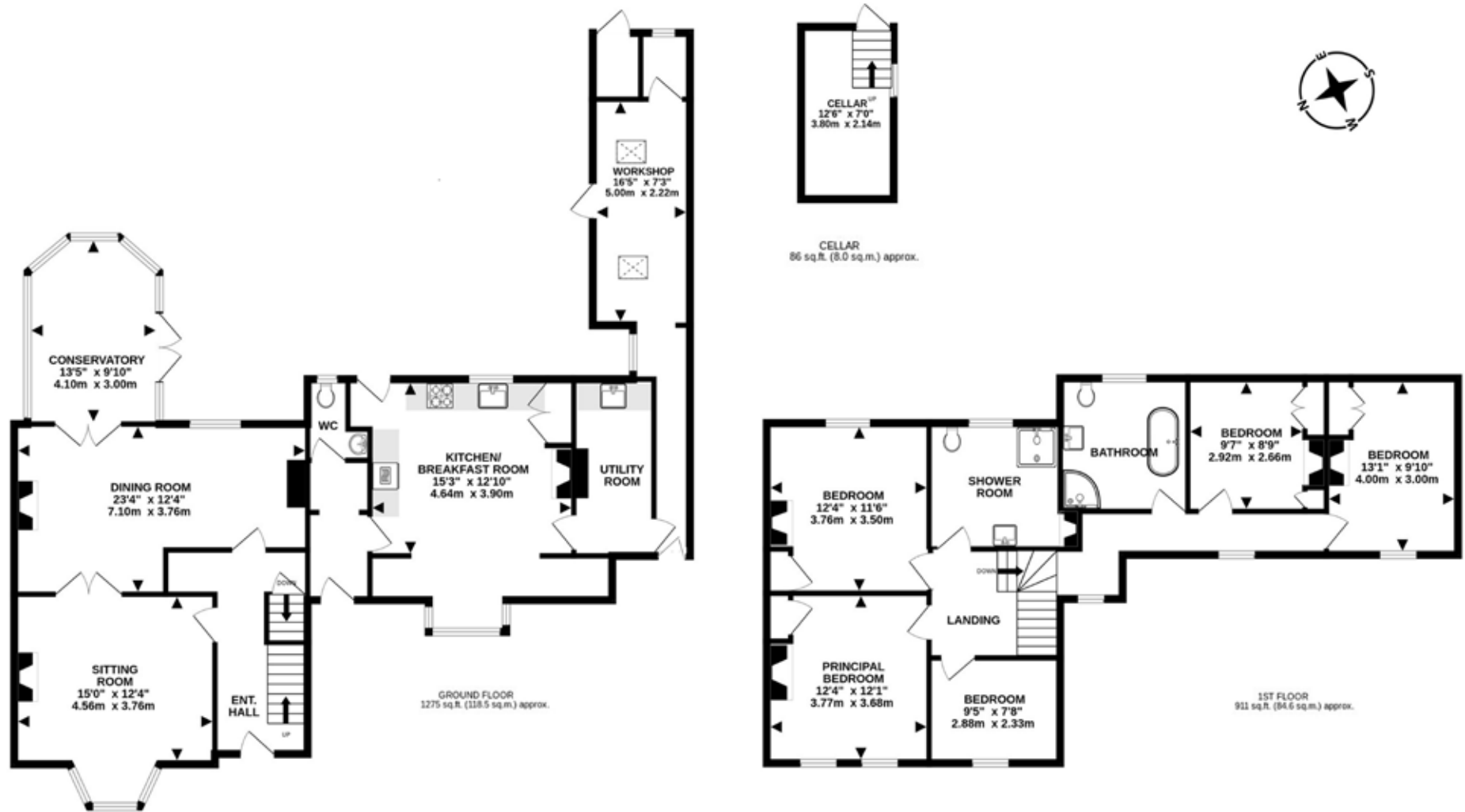
Cromer is approximately 10 miles away and is often hailed as one of Norfolk's most attractive seaside resorts. It is renowned for crab fishing and whilst maintaining its Victorian charm, the town is an important residential, administrative and service centre for the growing population of North Norfolk. The Cathedral City of Norwich has a myriad of cultural and leisure facilities as well as a main line rail link to London Liverpool Street and an international airport.

## Directions

Proceed out on the B1150 North Walsham Road and continue over the roundabout to stay on the B1150. Continue into North Walsham and turn left onto the A149 and then right onto Cromer Road. Turn left onto Mundesley Road where the property can be found.

## Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage  
Broadband Available - Cable to Premises - Vendor uses Vodafone  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability  
North Norfolk District Council - Council Tax Band E  
Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

This property requires an  
Energy Performance Certificate, which is in the  
process of being done







# FINE & COUNTRY

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