



24 Hornbeam Road, North Walsham

In Excess of £300,000

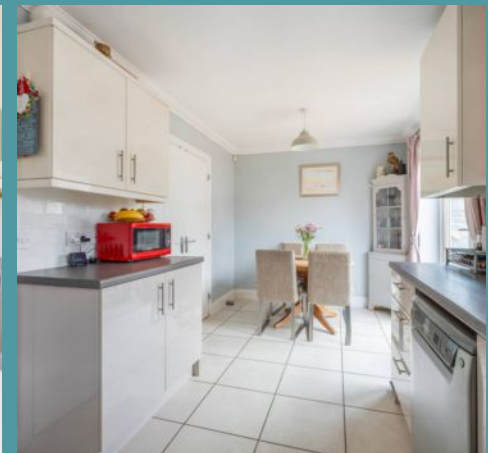
24 Hornbeam Road

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Designed with everyday comfort and practicality in mind, this well-presented three-storey mid-terrace home offers generous living space throughout. A bright kitchen/diner sits at the heart of the home, featuring modern white gloss units, wood-effect worktops and French doors leading out to the garden. The separate lounge is equally inviting, filled with natural light and finished with wood-effect flooring. There are three double bedrooms across the upper floors, two of which benefit from en suite shower rooms, along with a contemporary family bathroom and a downstairs WC. The enclosed rear garden includes a patio and lawn, with access to a converted garage that serves as a music and entertainment room with additional storage. Off-road parking is provided by a driveway, all set within a peaceful and convenient North Walsham location.

Location

Hornbeam Road sits within a well-regarded residential development on the outskirts of North Walsham, offering a peaceful setting with convenient access to town amenities. Residents benefit from nearby supermarkets, schools, cafés, and leisure facilities, including the Victory Swim and Fitness Centre. The town's railway station provides regular services to Norwich and the coast, while the A149 and B1145 routes ensure easy travel across North Norfolk. With countryside walks close by and the beaches of Mundesley and Happisburgh just a short drive away, this location balances everyday convenience with access to the coast and countryside. North Walsham itself has a lively weekly market, a range of independent shops, and a strong sense of community, making it a popular choice for families and professionals alike.





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Step into the entrance hall where a conveniently placed WC and a handy storage cupboard immediately add to the everyday practicality of the home.

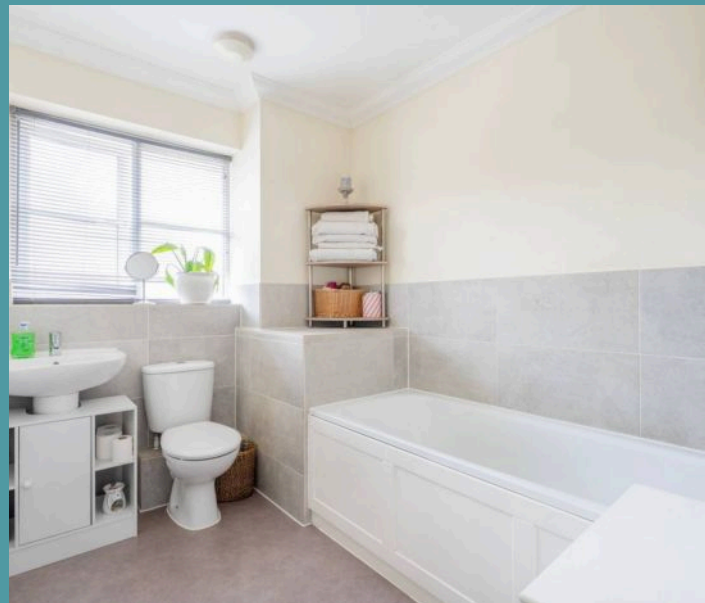
From here, the layout flows through to a bright and spacious kitchen/diner, designed with both style and function in mind. Modern white gloss units are paired with warm wood-effect worktops and a tiled splashback, while the tiled flooring enhances durability and ease of maintenance. There's a gas hob with extractor, a built-in oven, and plumbing in place for both a washing machine and dishwasher. With plenty of space for a dining table, this area is ideal for busy mealtimes or relaxed get-togethers.

French doors open directly onto the garden, while another set opens into the generously proportioned lounge. Flooded with natural light and finished with wood-effect flooring, this inviting space is perfect for unwinding or entertaining.

Upstairs, the first floor offers two well-sized double bedrooms, both featuring soft carpet underfoot and plenty of natural light. One of the rooms benefits from a built-in wardrobe and a contemporary en suite shower room, while a landing storage cupboard adds further convenience.

On the top floor, you'll find the third double bedroom, a quiet retreat with a Velux window, a large built-in storage cupboard, and its own stylish en suite, making it ideal as a main bedroom or private guest space.

Double glazing is installed throughout the property, enhancing both comfort and energy efficiency.



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Outside, the rear garden is attractively laid out with a patio seating area and a lawned section, fully enclosed for privacy and ease of upkeep. To the rear, the converted garage provides a versatile space currently used as a music and entertainment room, complete with sliding doors opening to a storage room that retains the original garage door for access from the road.

Off-road parking is provided by a driveway, rounding off a property that delivers space, style, and flexibility in a peaceful modern setting.

Agents notes

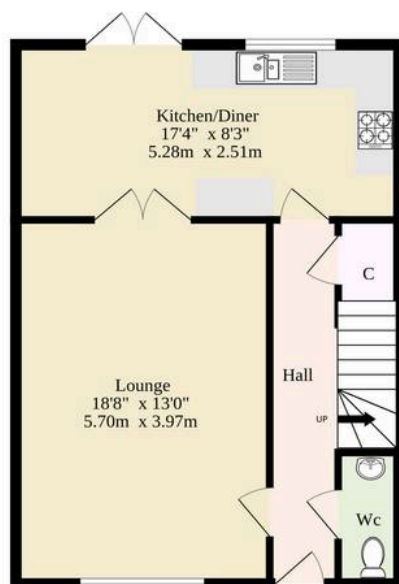
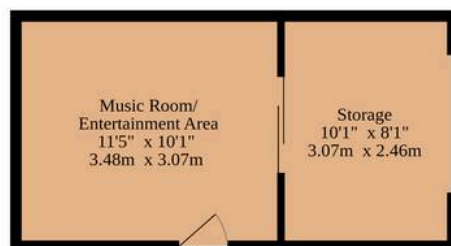
We understand that this property will be sold freehold, conneted to all main services

Heating system- Gas Central Heating

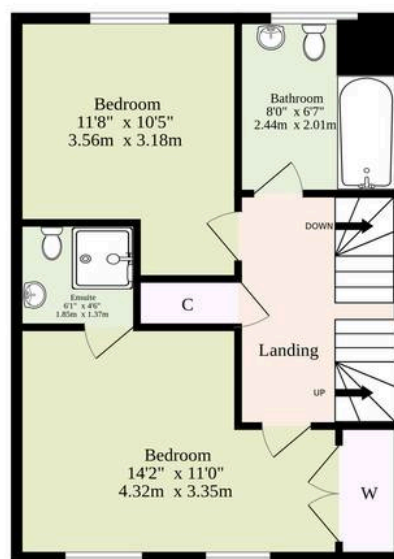
Council Tax Band- C



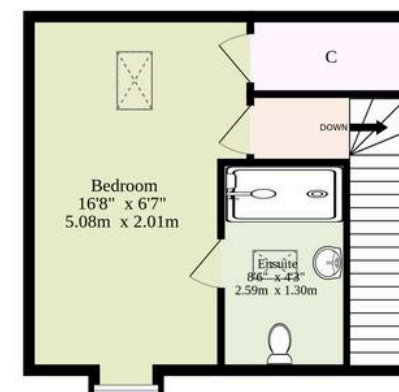
Ground Floor
659 sq.ft. (61.2 sq.m.) approx.



1st Floor
450 sq.ft. (41.8 sq.m.) approx.



2nd Floor
219 sq.ft. (20.3 sq.m.) approx.



Sqft Includes Outbuilding

TOTAL FLOOR AREA : 1328 sq.ft. (123.4 sq.m.) approx.

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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