

THE STORY OF

# 9 Nursery Drive

*North Walsham, Norfolk*

**SOWERBYS**

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THE STORY OF

# 9 Nursery Drive

North Walsham, Norfolk  
NR28 0UW

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- Superb Modern Home
- Five Reception Rooms
- Modern Well-Fitted Kitchen/Breakfast Room
- Four Spacious Bedrooms
- En-Suite and Family Bathroom
- Integral Garage
- Large Front Garden
- Established Well-Landscaped Rear Garden
- Terrace and Pond to the Side
- Popular Location
- 

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“We’d describe our home as spacious, airy and comfortable.”

This truly impressive home offers excellent accommodation, flooded with natural light and superb views of the well-landscaped gardens. Set nicely back from the road, there is plenty of parking on the gravelled driveway and access to the integral double garage.

The entrance hall has been cleverly designed with plenty of glass, quirky angles and partially vaulted to create a lovely space to enter.

The kitchen has a lovely modern feel, with clean lines and contemporary units. An addition by the current owners is the impressive garden room just off

the kitchen, which is a joy to sit in with superb views of the garden.

Formal entertaining is on offer in the dining room, whilst the vaulted sitting room with its exposed roof trusses gives a wonderful sense of space and light, as well as access to the garden and a lovely central fireplace.

In addition, there is a family room to escape to, as well as a well-appointed study, utility room and shower room, perfect for those needing ground floor washing facilities and the option of a ground floor bedroom.

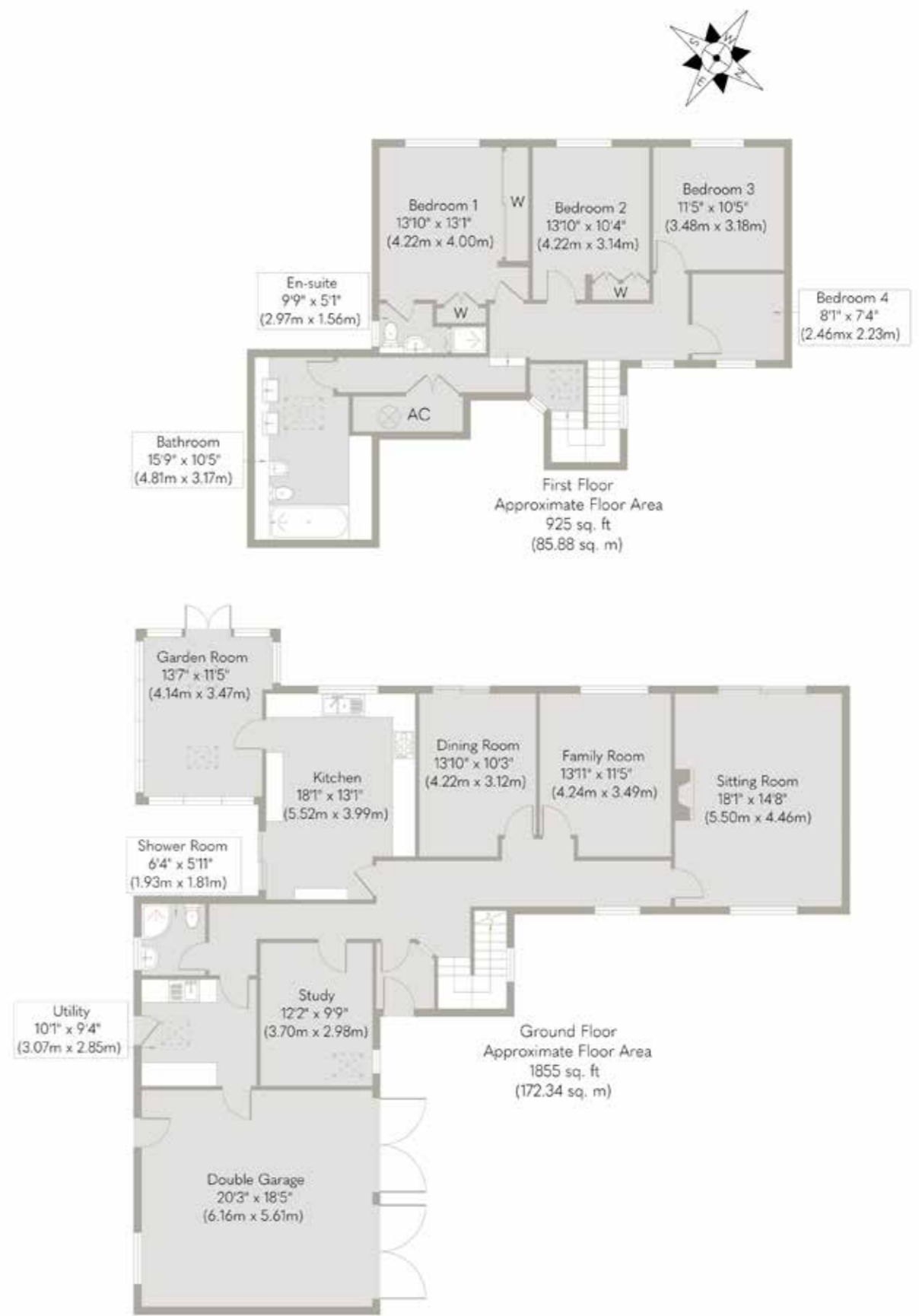






The first floor is home to four spacious bedrooms. The principal bedroom has a modern en-suite shower room, whilst the further three bedrooms are served by an extremely spacious and well fitted family bathroom.



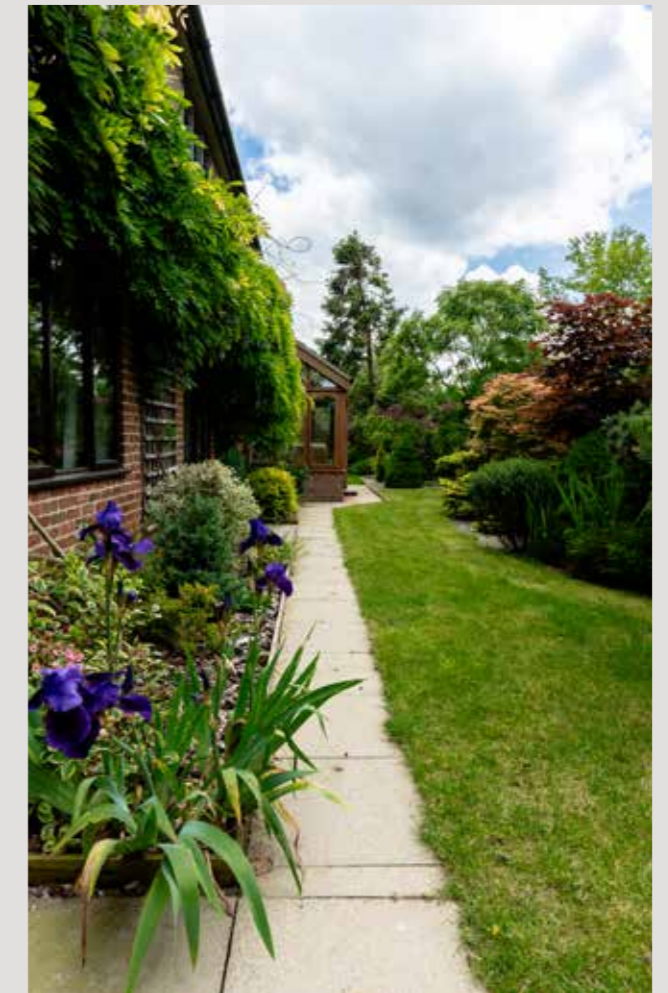


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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The front garden is bordered by mature hedging and lawn, and the driveway leads to plenty of parking and access to the double garage. The garden to the rear has been well landscaped and is a true gardeners delight.



To the side there is a fine terrace with a feature ornamental pond, raised planters and lawn. To the rear, you will find a wonderful leafy backdrop with specimen trees, established planting and lawn. Here, one can truly experience the serene and secluded ambiance of the countryside.



ALL THE REASONS

# North Walsham

IN NORFOLK  
IS THE PLACE TO CALL HOME



A popular market town, North Walsham situated a few miles from the seaside town of Cromer and The Norfolk Broads capital, Wroxham.

The town offers many amenities including a range of supermarkets, leisure facilities, shops, primary and secondary schools, sixth form college, doctors surgeries and a cottage hospital.

There are regular bus and train services to the cathedral city of Norwich, where there are a wider range of facilities including an international airport and mainline.

Situated a short commute away from Norwich with its many amenities, Wroxham is renowned for its boating culture.

Standing on the river Bure, the village is divided by the river and shares its many

attractions with the neighbouring Hoveton St John. Whether on the water or congregating in the busy pubs and restaurants on offer, there is something that will capture the heart of everyone. If you choose to hire a boat, you can travel at a leisurely pace along the broads and moor up at one of the local pubs. The Ferry Inn at Horning serves food all day and offers a fantastic outdoor space and plenty of mooring.

If you would rather stay on dry land, you can wander through the riverside park and feed the ducks, enjoy afternoon tea at one of the quaint tea rooms or simply sit and watch the boats go by in a sunshine filled pub garden.

The Bure Valley railway, which started in 1900, begins its journey in the centre of Wroxham. Both a steam and diesel train run the 18 mile round trip, taking you on a tour of pretty Norfolk villages and ending in Aylsham.



Note from the Vendor



“Our favourite place in the house is the garden room, looking out onto the beautiful mature trees and bushes.

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref: 9948-1915-3299-8482-5200

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///warms.dictation.roving

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# SOWERBYS



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