



THE STORY OF

52 Panxworth Road

*South Walsham, Norfolk*

SOWERBYS





THE STORY OF

# 52 Panxworth Road

South Walsham, Norfolk  
NR13 6DX

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Characterful Semi-Detached Cottage

Modern Kitchen

Sitting Room with Impressive Fireplace

Study/Bedroom Three

Two Further Bedrooms

Bathroom and Separate Utility Room

Open Plan Vaulted First Floor Sitting Room

Gravelled Drive with Parking

Established Garden and Terrace

Poplar Location

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**SOWERBYS NORWICH OFFICE**

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This characterful semi-detached cottage offers versatile accommodation across two floors. The modern kitchen provides ample storage and workspace, with views towards the side garden. Steps lead down to a cosy sitting room featuring an impressive fireplace with a wood-burning stove. Adjacent to this is a well-appointed study, which could easily be used as a third bedroom. The ground floor also includes two further bedrooms, a modern bathroom, and a separate utility room.

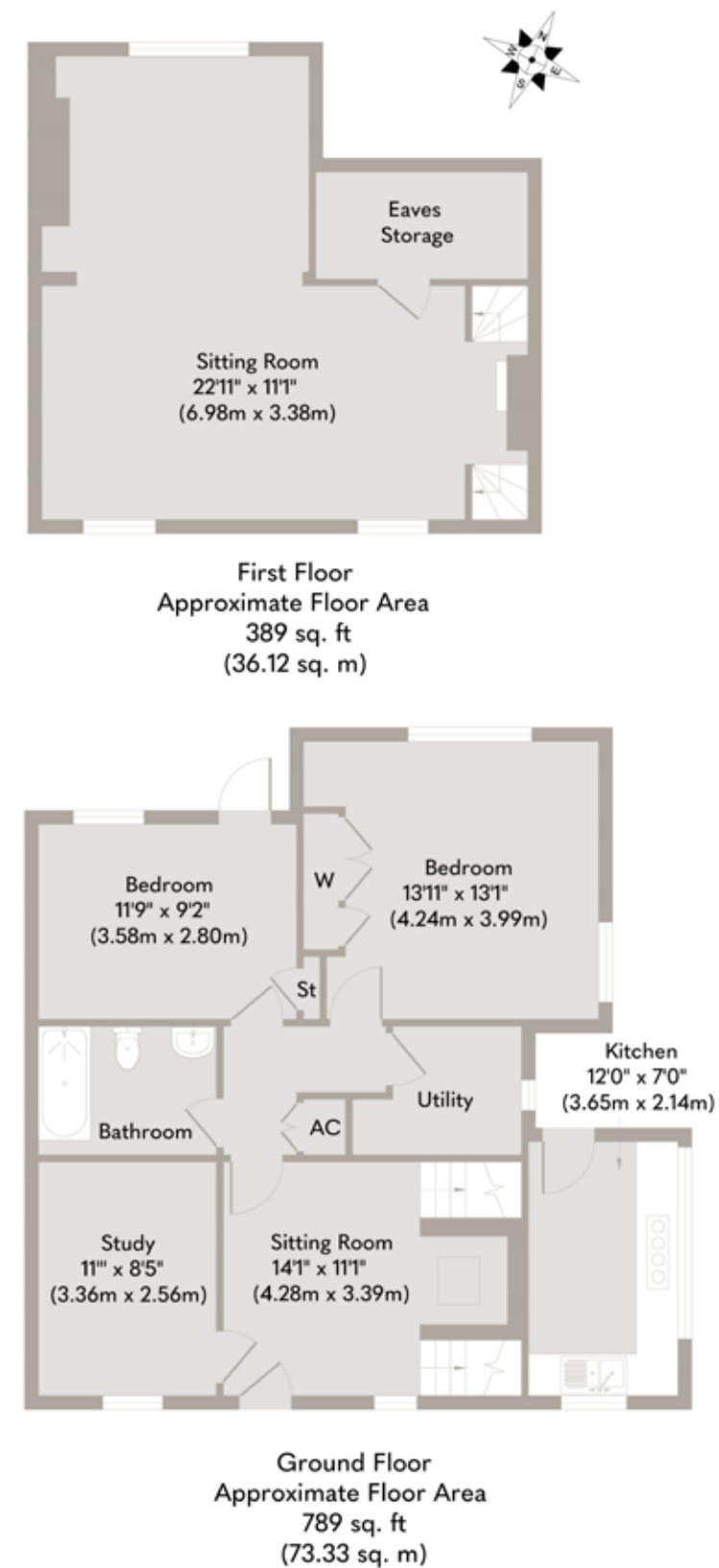
A staircase from the sitting room leads to a splendid vaulted sitting room. This space currently offers superb character and is ideal for entertaining. However, the layout could be reconfigured to create two bedrooms and a bathroom, should you require a different arrangement.

To the front of the property, there is plenty of parking on a gravelled driveway. At the rear, you will find an established garden with a terrace, perfect for summer entertaining, and a lawn retained by a lovely low-level brick wall. To the side of the driveway, there is an additional garden with a lawn, mature boundary hedging, and an opening offering fine countryside views.









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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# South Walsham

BROADLAND CHARM WITH HISTORY,  
NATURE AND COMMUNITY

South Walsham, a charming Broadland village, is perfect for those who enjoy sailing or paddle-boarding. Located a mile from South Walsham Broad, it features Fleet Dyke with free 24-hour moorings for exploration. A footpath leads around the Broad's staithe, suitable for rowing boats, revealing a green surrounded by thatched cottages.

The village boasts a hall with regular events, a bar, and function room, The Viking. A recreation ground hosts a football pitch, cricket club, and play areas for children, with a Pre-School and Primary School nearby.

Fairhaven Woodland and Water Garden, once part of the South Walsham Estate, served as a WWII convalescent home before its transformation by Major Henry Broughton, 2nd Lord Fairhaven. Over 15 years, he restored it into a stunning garden, opened to the public in 1975. Visitors can enjoy its award-winning tearoom and gift shop selling local produce.

Two medieval churches, St Mary's (13th century) and St Lawrence's (14th century), share a churchyard. St Mary's is still in use, while St Lawrence's, damaged by fire in 1827, is now a centre for training and the arts.

Close to Norwich and Norfolk's beaches and forests, South Walsham offers a quintessential village lifestyle with excellent rail links and rural charm.



*Note from Sowerbys*



“...mature  
boundary  
hedging, and an  
opening offering  
fine countryside  
views.”



## SERVICES CONNECTED

Mains water and electricity. Private drainage. Oil fired central heating.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

F. Ref:- 8281-7926-6840-3413-2906

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: ///spared.shining.producing

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# SOWERBYS

To mark our 30th anniversary year, we're making a donation  
to these Norfolk charities every time we sell a home

*Nelson's  
Journey*

 **St Martins**  
more than a home  
for the homeless

 **mind**  
Norfolk and  
Waveney

 **Cancer  
Charity**  
— EST. NORFOLK 1989 —

 **East Anglian  
Air Ambulance**

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