



## Lime Cottage New Road | | North Walsham | NR28

**£265,000**

**\*\*STUNNING MODERN END TERRACE WITH OFF ROAD PARKING\*\*** Gilson Bailey are delighted to present this beautiful, modern two-bedroom end terrace house, built in 2022, located in the highly sought-after market town of North Walsham. The ground floor comprises a welcoming entrance hall, a bright lounge, a stylish kitchen/diner, and a convenient WC. Upstairs, there are two double bedrooms with fitted wardrobes and a contemporary shower room off the landing.

Externally, the property offers two off-road parking spaces, a well-maintained front garden, and a mature, enclosed rear garden — perfect for relaxing or entertaining. Additional benefits include double glazing, air source heating (underfloor heating to the ground floor), and an excellent standard of finish throughout. Ideal as a first-time purchase, this home combines modern living with a fantastic location — book a viewing today to avoid disappointment!





While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not intended and no guarantee as to their operation or efficiency can be given. Made with Metaplan (2020)

## Location

North Walsham is a thriving market town with road and rail links to both Norwich and the picturesque North Norfolk coastline. The town offers a wide variety of supermarkets, independent retailers, bars, cafes, parks and schooling for all ages.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to lounge, WC and stairs to first floor.

### Lounge 17'1" x 9'6"

Double glazed window with plantation shutters and Roman blinds, underfloor heating, understairs cupboard.

### Kitchen/Diner 13'5" x 9'7"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer and washing machine, double glazed window, door to rear, underfloor heating.

### WC

Low level WC, hand wash basin, frosted double glazed window.

### First Floor Landing

Doors to two bedrooms, shower room, cupboard housing hot water system, radiator.

### Bedroom One 11'5" x 9'9"

Double glazed window with plantation shutters, radiator, fitted wardrobes.

### Bedroom Two 11'5" x 8'9"

Double glazed window with plantation shutters, radiator, fitted wardrobes.

### Shower Room 7'11" x 6'0"

Shower cubicle, low level WC, hand wash basin, radiator, extractor fan.

### Outside Front

Two off road parking spaces and three garden areas with maturing trees, plants and shrubs.

### Outside Rear

Patio seating area, mature plants and shrubs, enclosed by timber fencing with side gate access.

### Local Authority

North Norfolk Council, Tax Band B.

### Tenure

Freehold

### Utilities

Fibre broadband available.  
Mains water and electric.





### Energy Efficiency Rating

|                                             | Current                    | Potential                                                                           |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            | <b>94</b>                                                                           |
| (81-91) <b>B</b>                            | <b>81</b>                  |                                                                                     |
| (69-80) <b>C</b>                            |                            |                                                                                     |
| (55-68) <b>D</b>                            |                            |                                                                                     |
| (39-54) <b>E</b>                            |                            |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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