



SCHOOL ROAD, SOUTH WALSHAM  
£450,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS







# SCHOOL ROAD, SOUTH WALSHAM, NORFOLK NR13 6DZ

- Split level barn conversion
- Master bedroom with en-suite shower room
- 2 further double bedrooms, new family bathroom
- Dual aspect living room with wood burner and air conditioning unit
- Kitchen/dining room
- Garage and parking
- No onward chain

An attached, split level barn conversion set in a quiet and private location, unseen from the road, in the highly regarded broadland village of South Walsham.

Well presented and available with no onward chain, this well proportioned property is equally suitable as a permanent home, a lock up and leave second home or a well placed holiday let.

The accommodation consists of an entrance hall, dual aspect living room with wood burner, contemporary kitchen/dining room, master bedroom with an en-suite shower room, two further double bedrooms and a recently refitted family bathroom.

The garden extends to the front and side, designed to be private and low maintenance with an impressive fish pond, brick store, summer house and garage.

South Walsham is a highly regarded village, well placed with Wroxham only six miles away, Norwich less than 10 miles away and the east coast beaches approximately 12/13 miles away.

The village itself is home to two medieval churches, an award winning woodland and water garden and one of the area's most beautiful broads.

## ACCOMMODATION

### Entrance Hall

Part glazed front door, radiator, steps down to lower ground floor.

Door to:

### **Living Room: 23'0 x 13'5"**

Dual aspect with windows to front aspect and large picture window to side with fitted blinds. Wood burner with brick surround and tiled hearth, air conditioning unit, two radiators, wall lights.

### **Kitchen/Dining Room: 17'3 x 14'1"**

Full range of wall and floor mounted units with 1½ sink unit and drainer, built in oven hob and extractor, plumbing for washing machine, tiled splash backs.

Window and part glazed door to front aspect, along with a large picture window with fitted blinds. Radiator. Steps down to:

### **Inner Hallway**

Radiator, built in airing cupboard, loft access.

### **Master Bedroom: 15'3 x 9'9" + 9'11" x 7'9"**

A generous bedroom with an added dressing/study area with French doors leading out into the garden. Range of fitted wardrobes, two radiator, wall lights.

### **En-Suite Shower Room**

Shower enclosure, w/c and wash basin, heated towel radiator, partially tiled walls. Extractor fan, window to rear.

### **Family Bathroom**

Recently refitted with panelled bath with fitted shower and screen, vanity wash basin, w/c, radiator, fitted mirror with light, partially tiled walls, windows to rear, heated towel rail.





### Bedroom 2: 13'1" x 9'4"

Windows to side and rear, radiator.

### Bedroom 3: 10'11" x 9'9"

Window to rear, radiator, fitted wardrobes.

## OUTSIDE

To the rear is a private paved courtyard area, well enclosed with external lighting and an established grapevine. The garden to the side is south facing and laid to lawn with a summer house and sun deck.

The private front garden is dominated by an impressive fish pond with decking with double gates offering vehicular access onto hard standing.

There is a brick store room, wood store, outside tap and external lights and power. There is also a single garage.

Access is via a shared driveway.

## ADDITIONAL INFORMATION

Freehold

Mains water, drainage and electricity

Oil fired central heating

No onward chain

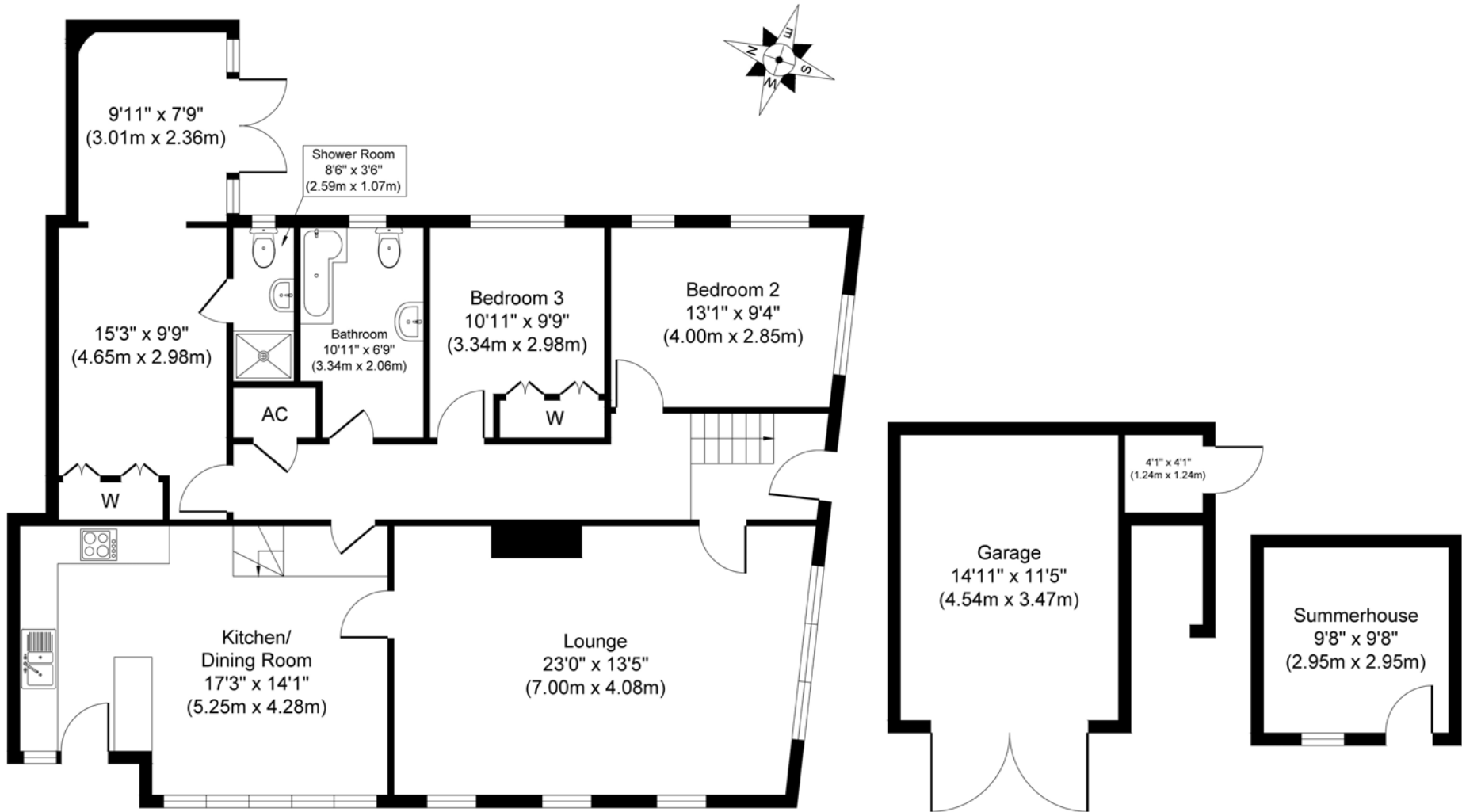
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.







**Approximate Floor Area**  
**1264 sq. ft**  
**(117.44 sq. m)**

PLAN NOT TO SCALE  
 FOR GUIDANCE PURPOSES ONLY



WATERSIDE ESTATE AGENTS  
Broads Haven, Potter Heigham, Norfolk NR29 5JD

Tel: 01692 670400  
Email: [sales@watersideestateagents.com](mailto:sales@watersideestateagents.com)  
[www.watersideestateagents.com](http://www.watersideestateagents.com)