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## Woodland Walk, Buxton, NR10 5HS

Bright & Stylish Three Bedroom Semi - Detached House!

**GUIDE PRICE £250,000** freehold



BRITISH  
PROPERTY  
AWARDS

2023 & 2024

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)



# FAMILY-FRIENDLY HOME IN PERFECT SETTING!

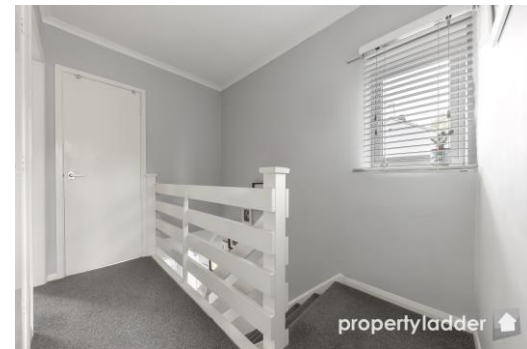
The heart of the home is the lovely living room, where a feature wood-burning stove adds warmth and character - perfect for relaxing evenings. With a traditional layout enhanced by smart contemporary touches, this property strikes the perfect balance between comfort and style.

There's also exciting scope for future growth, with the potential to extend to the side (subject to planning), giving you space to adapt as your family's needs evolve.

The location is ideal for day-to-day living, just a short stroll from the local shop and primary school. With nearby woodland and open green areas to explore, this home offers the best of both convenience and countryside.



“with a fresh modern feel that's ready for you to move straight in”



## Overview

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- GARAGE & DRIVE
- KITCHEN BREAKFAST ROOM
- LIVING ROOM WITH WOOD BURNER
- ENCLOSED REAR GARDEN
- POPULAR VILLAGE LOCATION
- MUST BE SEEN!







## Location

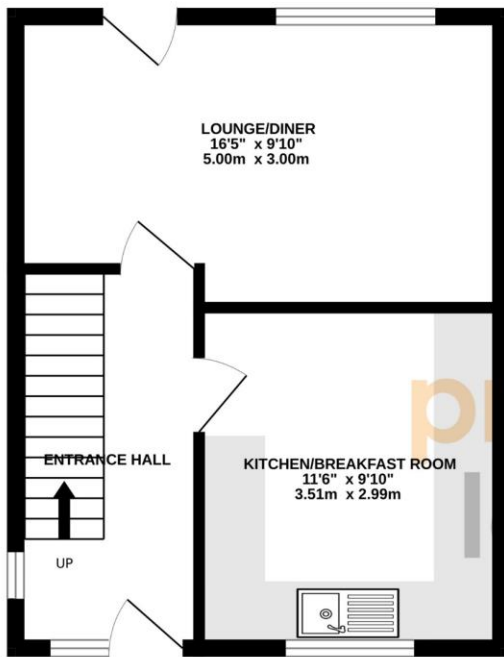
Nestled in the heart of Norfolk, the charming village of Buxton is a true gem, with its scenic beauty and tranquil river setting. It's a place where history and community intertwine, offering local facilities that cater to both the needs and the spirit of its residents. Nearby, Coltishall provides additional conveniences, ensuring that essentials are never far from reach. A short journey brings you to the market town of Aylsham, where the weekly market still holds a place at the centre of town life. Here, one can find a plethora of amenities, from supermarkets brimming with local produce to schools that are the cornerstone of the community. The town also boasts a variety of doctors, pubs, and restaurants, each adding to the rich tapestry of the area.



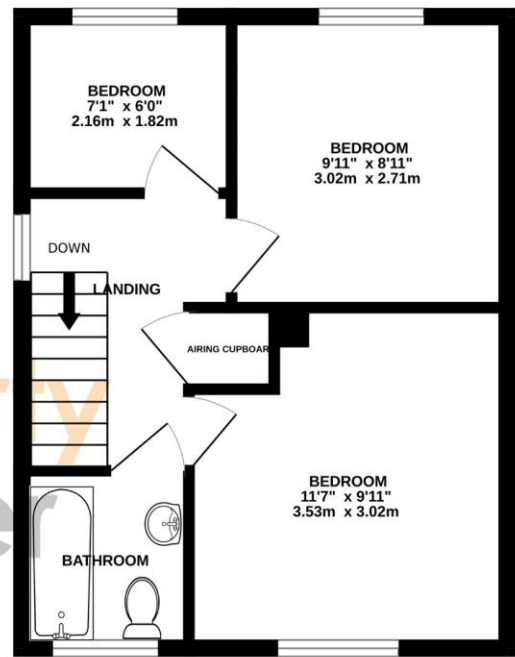
## Outside

From the moment you arrive, the property offers a warm welcome - with two private parking spaces and a garage providing plenty of room for cars, bikes, or extra storage. Inside, the home has been tastefully updated throughout, with a fresh modern feel that's ready for you to move straight in.

**GROUND FLOOR**  
350 sq.ft. (32.5 sq.m.) approx.



**1ST FLOOR**  
349 sq.ft. (32.4 sq.m.) approx.



**TOTAL FLOOR AREA : 699 sq.ft. (65.0 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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**FULL EPC AVAILABLE UPON REQUEST**

**COUNCIL TAX BAND: B**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

**LOCAL AUTHORITY:** BROADLAND DISTRICT COUNCIL

**SERVICES CONNECTED:** MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, OIL FIRED CENTRAL HEATING

## Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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