



Hall Lane, Knapton - NR28 0RZ





## Hall Lane

Knapton, North Walsham

This stunning DETACHED character home residing in the picturesque village of Knapton offers over 975 Sq. ft (stms) of accommodation, with fantastic PERIOD FEATURES throughout, a thoughtful layout and two bathrooms. The accommodation initially comprises a spacious ENTRANCE HALLWAY, with an 11' SITTING ROOM and a three piece FAMILY BATHROOM, off the hallway a generous DINING ROOM allows access to the GARDEN ROOM, with an adjacent UTILITY ROOM leading to the KITCHEN. The first floor offers THREE BEDROOMS and a FAMILY BATHROOM. Set back from the road with a LARGE FRONTAGE, wrap around GARDENS include areas of PATIO and LAWN.



Council Tax band:  
EPC Energy Efficiency Rating: F



- Character Property with Period Features Throughout
- Close to the Seaside and Town of North Walsham
- Field Views
- Garden Room with French Doors
- Three Bedroom Detached House
- Two Bathrooms
- Ample Off-Road Parking
- Generous and Private Garden

Knapton is a small and quiet rural village just a couple of miles from the sandy beaches of Mundesley with Sidestrand and Cromer a little further up the coast. The market town of North Walsham offers individual shopping opportunities and from here, you could catch the local train to the City of Norwich. With the Broads and Wroxham also close by, this is a great location for exploring and enjoying the many attractions of the county.

#### SETTING THE SCENE

The property is approached from the road with a large shingle driveway providing parking for multiple cars, the main entrance is on the far right of the Property with an open porch and shallow step up to the door.



## THE GRAND TOUR

The main entrance opens into a spacious hall, distinguished by tiled flooring and high ceilings, creating an immediate sense of character. This area provides ample space for coat and shoe storage. To the left, the principal reception room features wood flooring, period high-level coving, a feature fireplace with a wood-enclosed mantel, and large windows offering views of the property's frontage. Progressing down the hallway to the right, a well appointed three piece family bathroom includes a enclosed shower with tiled splashbacks and flooring. Vanity storage is provided through shelving and a floor-based cabinet. Adjacent, the dining room offers generous space for a large table, with an exposed brick fireplace serving as a focal point. French doors bathe the room in natural light. The garden room, benefiting from two radiators, ensures year-round comfort and enjoys abundant sunlight. Doors lead to the rear patio garden. An exposed brick walkway leads to the utility room, a practical space equipped with ample worktop area, a sink with mixer tap and space for essential white goods. Dual aspect windows ensure the room is well lit. The adjoining kitchen features wood-finished floor and wall base storage cupboards, tiled splashbacks and sink with an integrated drainer. Additional under-worktop space is available for further appliances.

Ascending the staircase to the carpeted first floor landing, loft access is available above with the hallway providing access to all first floor rooms. To the left, the family bathroom presents a three-piece suite, including a large bath, with half-height burgundy and white tiled splashbacks and light painted walls above. A large window with a useful windowsill overlooks the front of the property, complemented by a further window above the corridor doorway. Two steps lead up to the W.C., which includes vanity storage and a radiator. Three double bedrooms complete the accommodation, each featuring period fireplaces and wood flooring. The 11-foot main bedroom provides ample space for a large bed and additional furnishings.

## FIND US

Postcode : NR28 0RZ

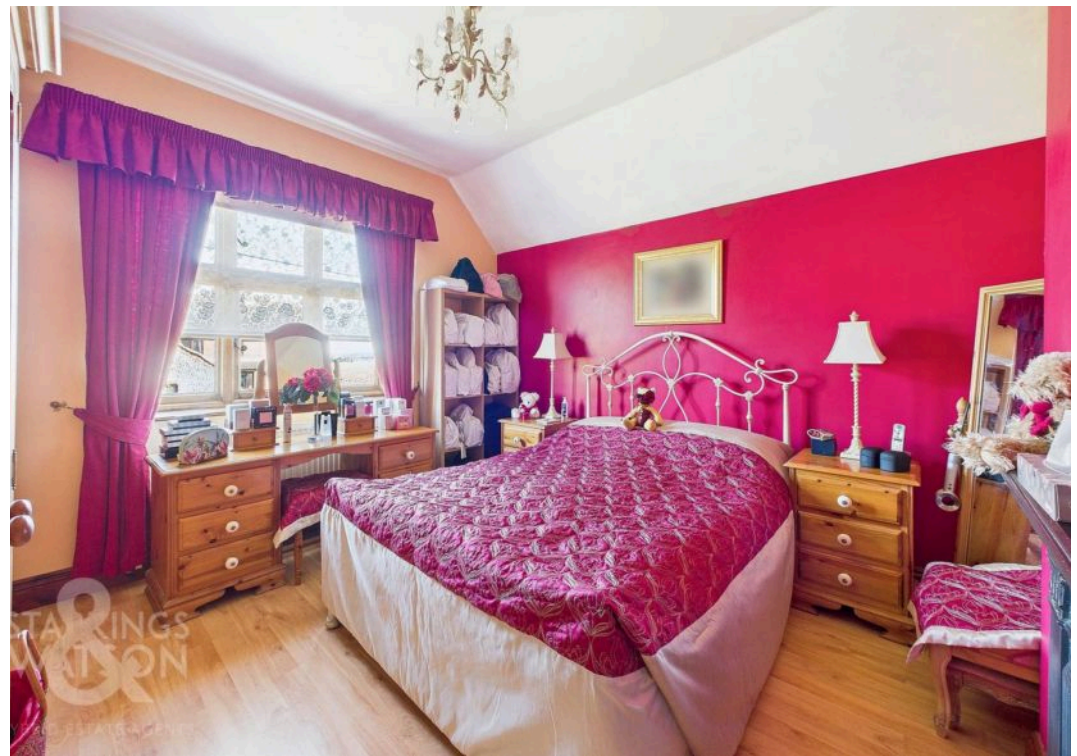
What3Words : manicured.roost.shears

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.







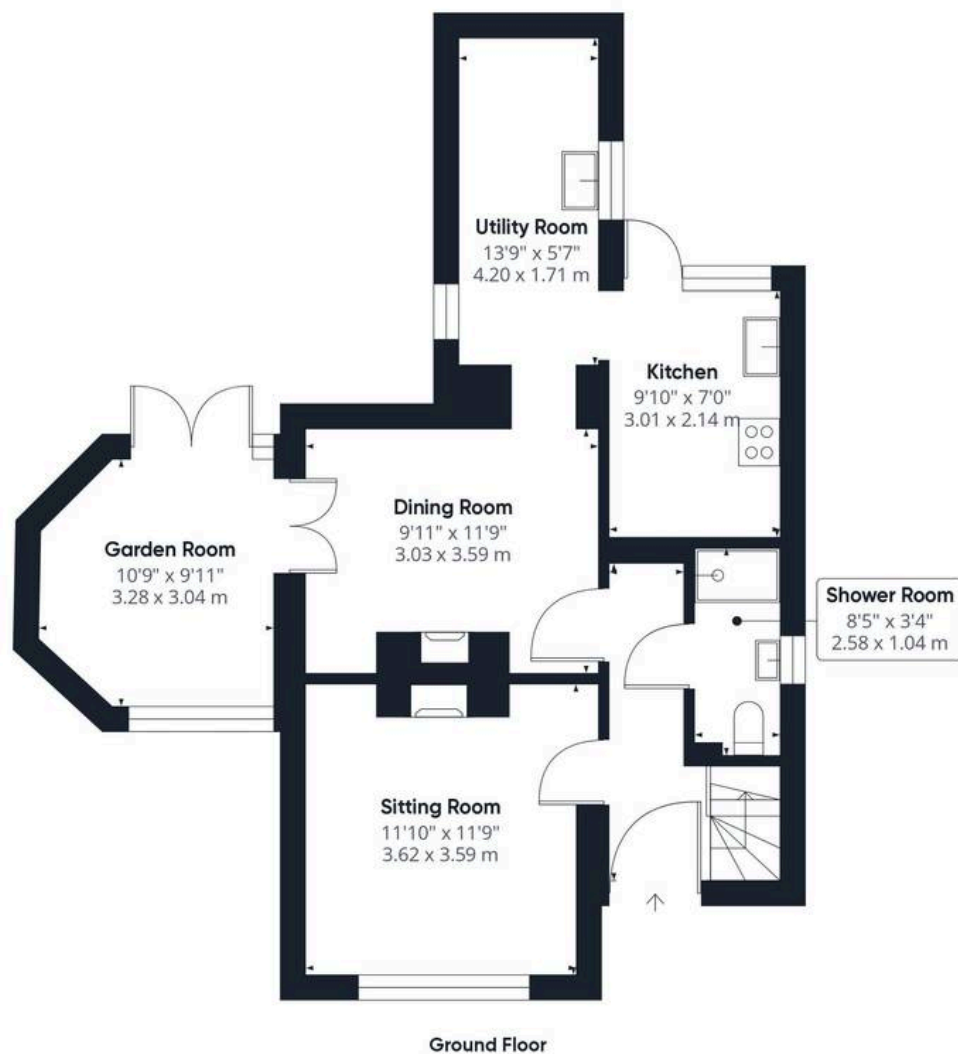




## THE GREAT OUTDOORS

The rear garden opens to an intricate brick weave patio bordered with a shingle landscaped garden and original water pump feature, a shingle walkway to the side of the property provides gated access to the front of the Property. To the rear of the garden two large sheds provide an aesthetic storage space. The garden is enclosed by wooden fencing and tall bushes providing absolute privacy. The remainder of the garden is predominantly laid to lawn with a further patio adjacent to the conservatory provides ample space for outdoor furniture and a perfect suntrap in the summer months.





**Approximate total area<sup>(1)</sup>**

976.4 ft<sup>2</sup>

90.71 m<sup>2</sup>

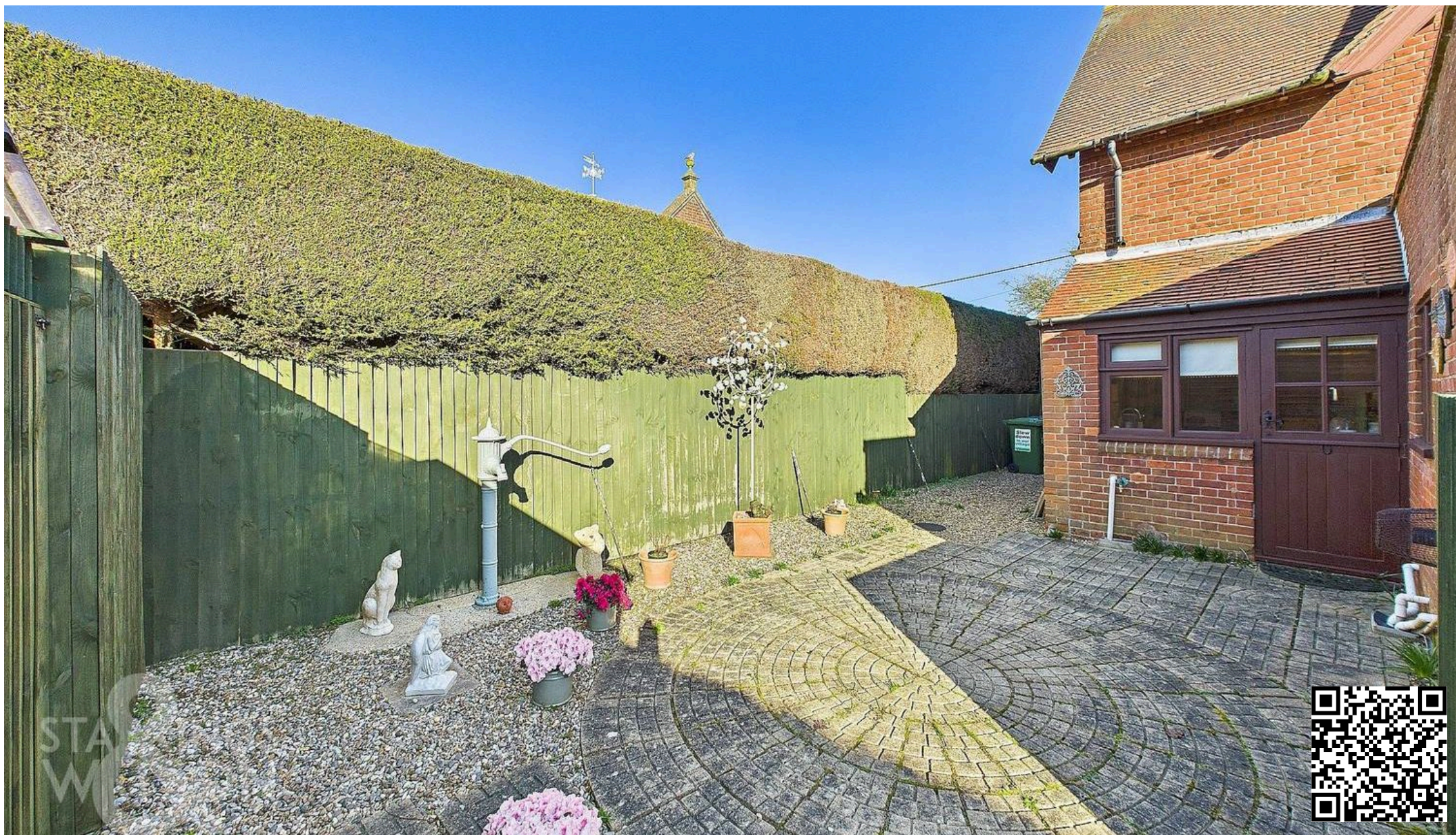
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





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