

SALES & LETTINGS

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# Holly Bank, Cromer Road, North Walsham, Norfolk, NR28 0HA

Full of charm and character, this very generous semi-detached family home is believed to date back circa 1860's, it still retains many of its original period features including service bells, stain glassed windows and ornate fireplaces. Located in the thriving market town of North Walsham the property enjoys easy access to the local amenities that include independent retailers, a wide variety of supermarkets, a library and community centre, schooling for all ages, doctor's surgery, dentists, bars, cafes, restaurants and leisure facilities.

Set within beautifully landscaped and well-established gardens, Holly Bank is set on a generous plot, positioned back from the road and screened behind mature hedging. It is approached along a shingle driveway providing ample off-road parking and access to a garage. To the rear, a brick weave sun terrace extends away to a south facing lawn garden bordered by shrubs and trees.





FRANCA & TONY  
VIA DEL CANTO  
PIRELLA GALLERIA  
GALLERIA SAN PIETRO  
BARRICADEE SAN PIETRO  
PADOA - GARDOLFO - ESTER  
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- FIVE BEDROOMS
- ORIGINAL PERIOD FEATURES
- MATURE LANDSCAPED GARDENS

- WELL-PRESENTED THROUGHOUT
- EASY ACCESS TO LOCAL AMENITIES
- CHARACTERFUL PERIOD PROPERTY

- VERSATILE & SPACIOUS FAMILY HOME
- AMPLE OFF-ROAD PARKING & GARAGE
- SOUTH FACING REAR GARDEN WITH SUN TERRACE

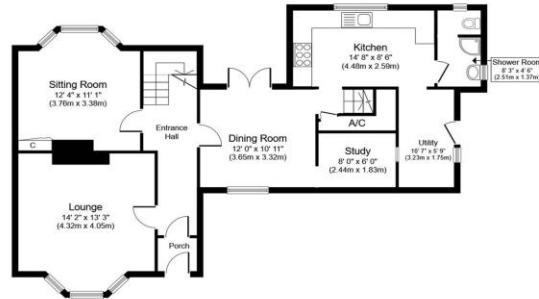
Well-presented throughout the main entrance, through a beautifully ornate doorway, provides access into a hallway where separate internal doors lead into two receptions, both with bay windows and feature fireplaces, and a dining room with double doors to the rear garden. From the dining room there is access into a study and a kitchen with a utility and a ground floor shower room. To the first floor, a family bathroom and five bedrooms, two with built in storage, completes the accommodation.

The property is further complimented in its proximity to the North Walsham railway station for links to the sea side towns of Cromer and Sheringham, as well as the capital city of Norwich, with its excellent shopping facilities, restaurants and cafes, night life and extensive historical interest.





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**Ground Floor**  
**Approximate Floor Area**  
**946 sq. ft.**  
**(87.9 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**746 sq. ft.**  
**(69.3 sq. m.)**



**Garage**  
**Approximate Floor Area**  
**158 sq. ft.**  
**(14.7 sq. m.)**













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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		51 E
21-38	F		
1-20	G	17 G	





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