

SALES & LETTINGS

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Happisburgh Road, North Walsham, Norfolk, NR28 9HD

A beautifully presented detached, four-bedroom family home, located on the fringe of the popular market town of North Walsham, where it enjoys easy access to the local amenities including schooling for all ages, independent retailers, supermarkets, leisure facilities, dentist and doctor's surgery.

Set on a generous plot approaching three quarters of an acre, the property is accessed along a shared shingle driveway leading to ample off-road parking, an electric charging point, an integral garage and a timber storage shed. The gardens are well maintained with established trees and shrubs and wrap around the property creating an abundance of greenery, paved seating areas, lawns and a wildlife pond.





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- DETACHED
- FOUR BEDROOMS
- CLOSE TO AMENITIES

- OPEN PLAN KITCHEN DINING ROOM
- APPROX FIVE MILES TO THE COASTLINE
- AMPLE OFF-ROAD PARKING & GARAGE

- BEAUTIFULLY PRESENTED THROUGHOUT
- ON THE FRINGE OF THE NORFOLK BROADS
- PLOT APPROACHING THREE QUARTERS OF AN ACRE

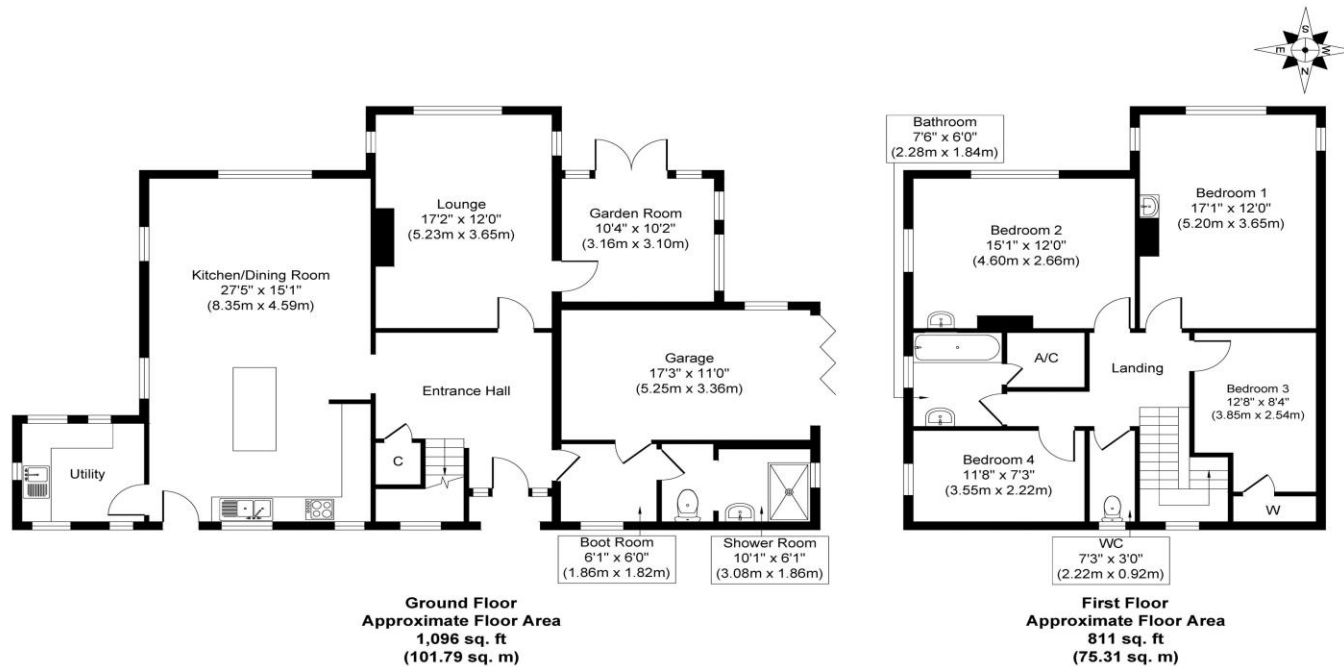
The main entrance to this substantial family home is via a covered porch that leads into a broad entrance hallway where separate internal doors provide access into a boot room with an adjoining shower room, a family lounge with a feature wood burning fireplace and a garden room with double doors that open out onto the garden. A further door from the hallway leads into the heart of the home, a beautifully designed open plan kitchen dining room with a separate utility. To the first floor, a family bathroom, a separate cloakroom and four bedrooms, two with feature fireplaces and one with built in storage, complete the accommodation.

The property is further complemented in its proximity to the beautiful North Norfolk coastline which lies approximately six miles from the town, the Norfolk Broads just twelve miles to the south and the capital city of Norwich, approximately seventeen miles away, where you will find excellent shopping, nightlife, public houses and restaurants and extensive historical interest.





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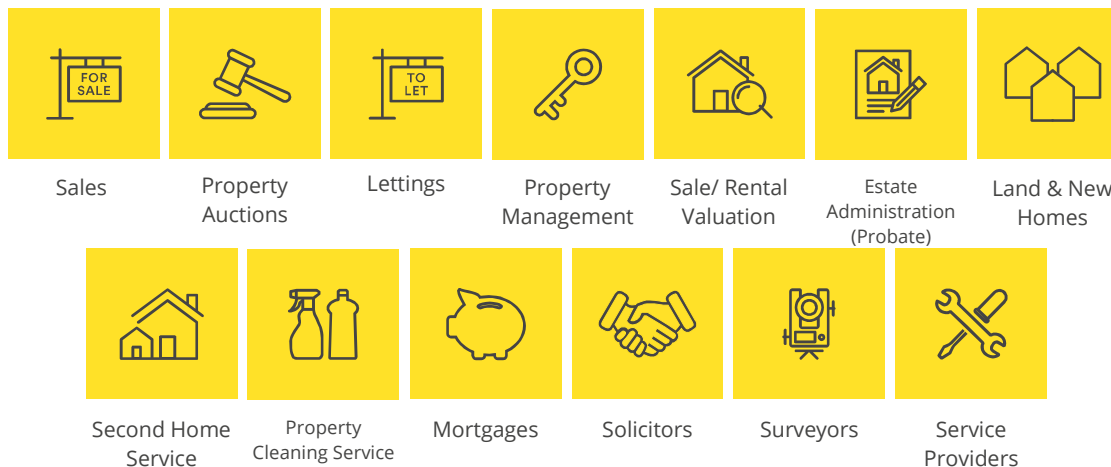
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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		67 D
39-54	E	47 E	
21-38	F		
1-20	G		





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Stobart & Hurrell

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