



WE BRING PEOPLE AND PROPERTY TOGETHER



# 48 Happisburgh Road, North Walsham, Norfolk, NR28 9HD

A beautifully presented four-bedroom detached family home, ideally located on the edge of the popular market town of North Walsham. This substantial property offers the perfect balance of countryside living with convenient access to local amenities, including schools for all ages, independent shops, supermarkets, leisure facilities, a dentist, and a doctor's surgery.

Set well back from the road, on a generous plot approaching three-quarters of an acre, the home is approached via a shared shingle driveway leading to ample off-road parking, an electric vehicle charging point, an integral garage, and timber storage sheds. The well-maintained gardens wrap around the property, creating a private and tranquil outdoor space filled with mature trees and shrubs, lawns, paved seating areas, and a wildlife pond—an ideal retreat for relaxation or entertaining.







STOBART  
& HURRELL



- 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 QUARTER OF AN ACRE

The property is entered through a covered porch into a wide entrance hallway, with internal doors providing access to a boot room with adjoining shower room, a spacious family lounge with a feature wood-burning fireplace, and a bright garden room with double doors opening to the garden. At the heart of the home lies a stylish open-plan kitchen and dining room, perfect for family gatherings, with a separate utility room adding to the practicality of the layout. Upstairs, the first floor offers a family bathroom, a separate cloakroom, and four well-proportioned bedrooms—two featuring charming period fireplaces, and one with built-in storage.

The home is further enhanced by its close proximity to the stunning North Norfolk coastline, just six miles away, the Norfolk Broads National Park approximately twelve miles to the south, and the historic city of Norwich around seventeen miles away, offering excellent shopping, dining, cultural attractions, and transport links.

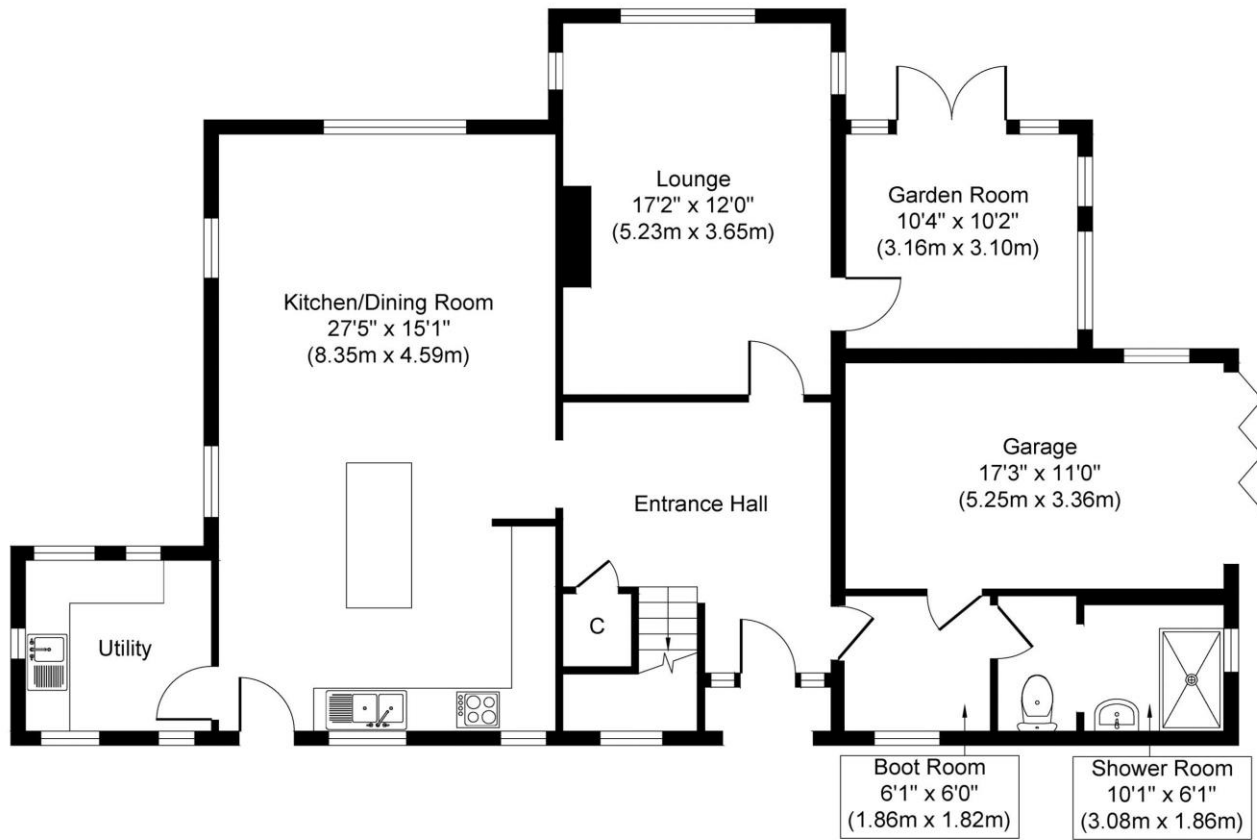




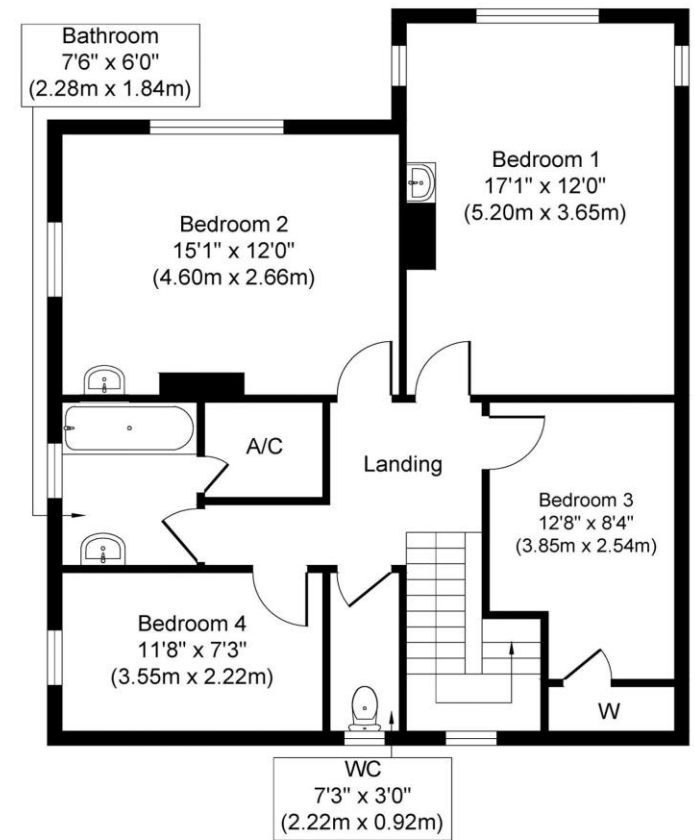


STOBART  
& HURRELL





**Ground Floor**  
**Approximate Floor Area**  
**1,096 sq. ft**  
**(101.79 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**811 sq. ft**  
**(75.31 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		67 D
39-54	E	47 E	
21-38	F		
1-20	G		





Whether selling, buying or letting, there can be plenty to organise. Our range of services and our experience of the local market means we can help or recommend like-minded reputable firms to assist you with your move.



Come in and meet us, visit us on line or call and speak to one of the team to learn more.

Stobart & Hurrell

Unit 3A, Station Business Park, Horning Road West, Hoveton, Norfolk NR12 8QJ

[www.stobarthurrell.co.uk](http://www.stobarthurrell.co.uk)

[enquiries@stobarthurrell.co.uk](mailto:enquiries@stobarthurrell.co.uk)

01603 782 782

