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WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



27 Sampson Road, North Walsham, Norfolk, NR28 9AR

A substantial detached family home, located on a no through-road in the popular market town of North Walsham, where it enjoys easy access to local amenities including schooling for all ages, a train and bus station, supermarkets, a petrol station, leisure facilities, dentists and a doctor's surgery.

Set back from the road, the property is approached over an easy to maintain frontage that provides off-road parking. To the rear, a paved and stone terrace extends away to a neatly maintained lawn garden, a timber storage shed and a woodland backdrop.

Well-presented throughout, the main entrance to the property leads into a hallway where separate internal doors provide access into a cloakroom and a family lounge where double doors lead into a modern, open plan kitchen dining room. From the dining area there is an adjoining conservatory that overlooks and opens out to the rear garden. From the kitchen, the garage has been converted into a versatile family room, that could equally lend itself to an additional bedroom, home office or hobby room. To the first floor, a family bathroom and four bedrooms, the master with a dressing room and en-suite, complete the accommodation.

The property is further complemented by its proximity, of approximately six miles, to the beautiful north Norfolk coastline, the Norfolk Broads just ten miles to the south and the capital city of Norwich, approximately eighteen miles away, where you will find excellent shopping, nightlife, public houses and restaurants and extensive historical interest.



Detached



House



Older



2 Bathrooms



2 Receptions



4 Bedrooms



Tax Band C

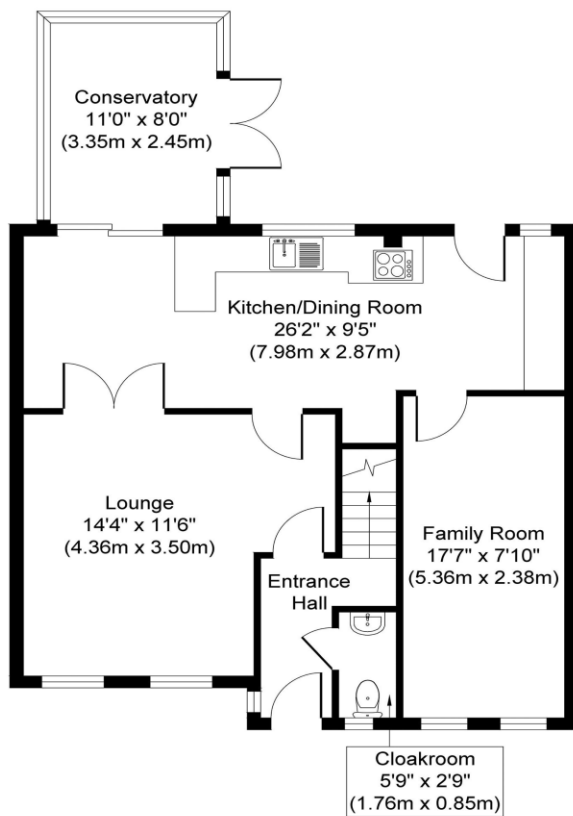


Off-Road
Parking

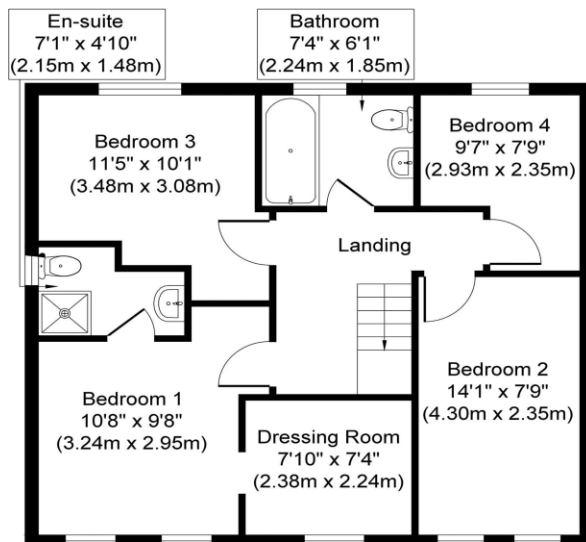


No Garage





Ground Floor
Approximate Floor Area
757 sq. ft
(70.32 sq. m)



First Floor
Approximate Floor Area
630 sq. ft
(58.49 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		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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