



THE STORY OF

13 Park Road

Warham, Norfolk

SOWERBYS



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13 Park Road

Warham, Norfolk,
NR23 1NW

Semi-Detached Property
Thoughtfully Extended and
Improved Throughout
Versatile Accommodation
Kitchen/Dining Room
Generous Sitting Room
with Log Burner
Conservatory
Five Bedrooms
Large Rear Garden
Village Location

SOWERBYS WELLS-NEXT-THE-SEA OFFICE
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This delightful semi-detached property has been thoughtfully extended and improved by the current owners to provide what is now a spacious family home. They have created a warm and inviting atmosphere in a delightful village close to Wells-next-the-Sea.

Extended to now provide rooms of very generous proportions, as well as a more spacious and functional kitchen/dining room, this property offers a unique set up.

The ground floor comprises a cosy sitting room centred around a log burner, a conservatory overlooking the rear garden, a useful separate dining room which could be an additional bedroom, and the kitchen/dining room coupled with a utility/boot room and downstairs shower room. On the first floor there are five generously sized bedrooms as well as a family bathroom.

To the front, there is parking for a number of vehicles. The rear garden, which is mainly laid to lawn offers a great space, especially for those with children or pets to stretch their legs!

The local authority requires a buyer to have lived or worked in Norfolk for the last three years in order to qualify for a purchase of this property.

There really is a great sense of space here in this inviting family home. In a highly regarded village location only minutes from the coastal town of Wells-next-the-Sea.



Opening up the ground floor has transformed the atmosphere.





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. 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.

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Warham

CHARMING VILLAGE LIFE

Nestled in the serene countryside of North Norfolk, Warham offers a peaceful retreat just a few miles from the bustling coastal town of Wells-next-the-Sea. If you're considering making this charming village your home, here's what you need to know.

Warham is easily accessible by road, making commuting straightforward. The nearest train station is located in Wells-next-the-Sea, which is just a short drive or a pleasant walk away. This convenient access ensures you can enjoy both the tranquillity of village life and the amenities of the nearby town.

Residents of Warham can enjoy an array of outdoor activities year-round. The scenic countryside is perfect for walking and cycling, allowing you to immerse yourself in nature right from your doorstep. Additionally, the nearby Norfolk Coast Area of Outstanding Natural Beauty opens up even more opportunities for exploration and adventure, from hiking coastal paths to birdwatching.

While Warham is small, it still offers a friendly sense of community with local events, especially during the summer months. Just a short trip away, Wells-next-the-Sea boasts a picturesque harbour, sandy beaches, and a selection of pubs and restaurants serving delicious local cuisine. Regular markets and annual festivals in Wells provide a taste of local culture and community spirit.

Living in Warham grants you the gift of tranquillity, making it an ideal place to unwind from the hustle and bustle of modern life. The slow pace, combined with the stunning natural surroundings, creates an inviting atmosphere for those looking to escape the everyday grind.



Note from the Vendor



“It has been a lovely location to live and explore the most beautiful areas of the county.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil-fired central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 9871-3045-3209-4195-5200

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///lump.occupiers.changed

AGENT'S NOTE

A restrictive covenant states that the owner of this property must have lived or worked in Norfolk for three years.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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