



## Hazelmere The Street

Honing, North Walsham, NR28 9AB

£395,000



3 bed detached home in a popular village. Features include a modern kitchen, a wood burner, garden room and a utility room. Large driveway, landscaped rear garden backing onto private woodlands. LPG central heating system and UPVC windows. Excellent access to the Weavers Way trail and amenities in North Walsham.

- 3 spacious bedrooms
  - Cosy wood burner
  - Landscaped garden
  - Ample driveway parking
  - UPVC windows throughout
- Modern kitchen
  - Handy utility room
  - Backs onto woodlands
  - LPG central heating
  - Near Weavers Way trail



DETACHED HOME IN SOUGHT-AFTER HONING

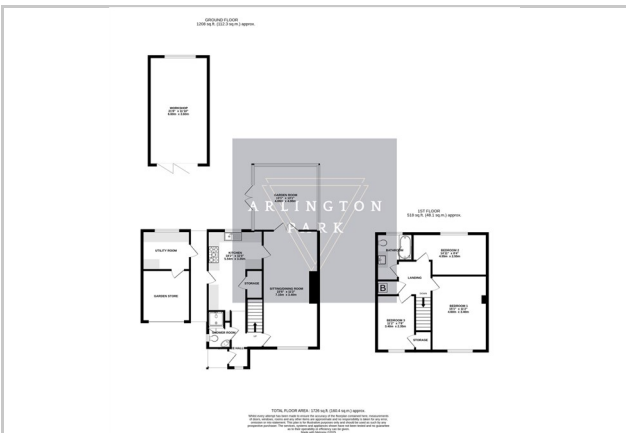
This spacious detached property offers a superb blend of comfortable family living and rural tranquillity, situated in the popular village of Honing. The current owners have undertaken significant improvements, including the installation of a new LPG central heating system in 2021 and replacement UPVC windows throughout, ensuring the home is presented to a high modern standard. The accommodation is designed for convenience, featuring a generous dual aspect lounge/dining room, complete with a contemporary wood burner installed in 2021, which provides a welcoming focal point. This leads seamlessly into a lovely, solid-roofed garden room, offering a fantastic space to enjoy views over the rear garden. The ground floor is further complemented by a modern kitchen, fitted in a 'shaker' style in 2021, and a practical ground floor shower room, accessible from the entrance hall. Adding to the home's functionality, the attached single garage has been intelligently converted to provide a separate garden store and a fully equipped utility room with underfloor heating, plenty of worktop space, and fitted storage.

Ascending to the first floor, a landing with useful storage connects the three well-proportioned bedrooms. The principal bedroom benefits from built-in wardrobes, while the third bedroom also provides fitted storage. The family bathroom, recently refitted with a modern white suite, includes a P-shaped bath with a shower over, completing the first-floor layout. The house benefits from an LPG central heating system installed in 2021 and new UPVC windows throughout.

Externally, the property boasts an extensive gravel driveway to the front, offering abundant off-road parking for multiple vehicles. The rear garden has been thoughtfully landscaped to create distinct and private areas for relaxation and entertaining. Immediately adjoining the house is a paved patio area, which connects to the separate workshop, complete with power, light, and a useful log store. The main garden area is laid to lawn with mature trees and shrubs, leading to a secluded seating area. A unique benefit of this property is its location backing onto private estate woodlands, which creates a peaceful setting and is known to be a haven for local wildlife. An outdoor dog shower is provided, a handy feature for returning from muddy walks.

The desirable village of Honing offers a community feel with its church and village hall, while its rural setting provides exceptional opportunities for outdoor pursuits. The property is ideally positioned for access to the fascinating Weavers Way trail, which passes the historic Honing Station and is perfect for dog walkers and nature lovers. The North Walsham & Dilham Canal is also nearby, offering further picturesque walking routes. The neighbouring village of Dilham provides its own amenities, including the well-regarded village public house, The Cross Keys, which serves food and real ales. Dilham also benefits from a village hall and a playing field with a children's play area, helping to foster a strong community spirit.

Just four miles distant, the market town of North Walsham provides a comprehensive range of amenities, including major supermarkets such as Waitrose, Sainsburys, and Lidl, along with a variety of public houses, cafes, and restaurants. The town also offers schooling for all ages, medical facilities, and essential transport links, with bus routes and train services providing connections to the City of Norwich, which in turn offers mainline rail services to London and Cambridge. The beautiful Norfolk Coast and Broadlands are also within easy reach, making this an ideal location for those seeking a balance of country life and convenience.



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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	