



**The Old Post Office Front Street, Trunch North Walsham NR28  
0AH**

**welcome to**

**The Old Post Office Front Street, Trunch North Walsham**

**\*\*CHARACTER PROPERTY\*\*** This unique, detached family home is situated in the historic heart of Trunch village with stunning church views to front aspect, enclosed rear garden and a wealth of character charm!



**Situated opposite Trunch church and boasting deceptively spacious accommodation, this detached house would make an ideal family home with easy access to the North Norfolk coast and the popular market town of North Walsham. The property offers accommodation comprising entrance hall, lounge, dining room, kitchen, front room, utility room and cloakroom on the ground floor. On the first floor you will find five good sized bedrooms and large family bathroom suite. Externally, the property has off road parking for two vehicles to the side of the property and an enclosed rear garden, mainly laid to lawn with patio area and timber sheds. Formerly the village post office, this property needs to be viewed to fully appreciate the wealth of character features and spacious room sizes!**

#### **Entrance Hall**

Door to the front aspect and double glazed window to the front aspect, under stairs cupboard, stairs to First floor and wooden flooring.

#### **Cloakroom**

Window to the side aspect, wash hand basin, WC, cupboard and tiled flooring.

#### **Dining Room**

13' 5" x 12' 11" ( 4.09m x 3.94m )  
Window to the front aspect, cupboard, TV point, space for fridge freezer, wall lights, radiator and wooden flooring

#### **Lounge**

17' 6" x 13' 6" ( 5.33m x 4.11m )  
Window to the rear aspect, door to garden, TV point, wall lights, picture rails, fireplace with wood burner, radiator and carpeted flooring

#### **Kitchen**

13' 4" x 12' 9" ( 4.06m x 3.89m )  
Fitted kitchen with range of wall and base units with work surfaces over, space for under counter fridge, breakfast bar, ceramic sink and tiled splashbacks, electric cooker point, radiator and vinyl flooring

#### **Utility Room**

8' 3" x 7' 1" ( 2.51m x 2.16m )  
Door to the rear aspect, space for fridge freezer, plumbing for washing machine, work surface and vinyl flooring

#### **Front Room**

15' 11" x 15' 10" ( 4.85m x 4.83m )  
Double glazed window to the front aspect, store room, telephone point, radiator and carpeted flooring

#### **First Floor Landing**

Double glazed window to front aspect, radiator and carpeted flooring.

#### **Bedroom One**

15' 9" x 15' 7" ( 4.80m x 4.75m )  
Double glazed window to front aspect, cupboard housing WC, radiator and wooden flooring

#### **Bedroom Two**

13' 6" x 10' 4" ( 4.11m x 3.15m )  
Double glazed window to rear aspect, fitted wardrobe, radiator and wooden flooring

#### **Bedroom Three**

13' 4" x 8' 5" ( 4.06m x 2.57m )  
Double glazed window to rear aspect, fitted wardrobe, radiator and wooden flooring

#### **Bedroom Four**

13' 5" x 10' 11" ( 4.09m x 3.33m )  
Double glazed window to side aspect, fitted wardrobe, radiator and wooden flooring

#### **Bedroom Five**

14' 4" x 10' 6" ( 4.37m x 3.20m )  
Double glazed window to side aspect, fitted wardrobe, radiator and wooden flooring

#### **Family Bathroom**

Suite comprising bath with mixer taps, separate shower cubicle, WC, wash hand basin, radiator, double glazed windows to rear and side aspects, part tiled walls and vinyl flooring



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welcome to

## The Old Post Office Front Street, Trunch North Walsham

- Former Village Post Office
- Two Off Road Parking Spaces
- Enclosed Rear Garden
- Up to Six Bedroom Accommodation
- Stunning Church Views to Front Aspect

Tenure: Freehold EPC Rating: F

offers in the region of

**£400,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
NWM108411 - 0006

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