



Yarmouth Road, North Walsham NR28 9AT

welcome to

Yarmouth Road, North Walsham

A delightful 3-bedroom character-filled detached house. This charming property combines period features with modern comforts, offering spacious living areas, and generous privacy. Just a stones throw from the town centre, viewing highly recommended!



Constructed in 1972, this highly individual and very interesting detached house occupies a much sought after location within North Walsham and stands on a sloping westerly plot with delightful, well stocked gardens.

The entrance hall features stained glass doors leadings into the lounge and the truly impressive & extremely spacious split-level sitting/dining room with views over the rear garden. There is also a study off this room. The kitchen has plenty of space to accommodate a table & chairs and from this room, a bright & airy garden room is an ideal place for your morning coffee. On the first floor, there are three good sized double bedrooms, all with built-in wardrobing plus a family bathroom. From the landing, a further staircase leads to an attic room with adequate walk in eve storage. The garden is extremely generous coming to approx 1 fifth of an acre (STS) offering excellent seclusion and privacy.

Entrance Porch

With decorative brick piers, brick and pamment floor, outside light and Georgian entrance door with glazed and leaded side window.

Entrance Hall

To include hardwood staircase with fitted carpet and cupboard under to the first floor, double radiator, most attractive oak flooring, ceiling coving.

Cloakroom

Accessed off of the main entrance hall, laminate flooring, window, radiator with towel rail. A walk in shower cubicle, hand wash basin and WC.

Sitting/Dining Room

27' 9" x 14' 5" (8.46m x 4.39m)

A most impressive split level room with an electric fire, tv point, 2 x double radiators, oak flooring and balustrade with steps, high level storage cupboards finished in oak, ceiling coving and carpet.

Study

15' 7" x 3' 11" (4.75m x 1.19m)

Double radiator and carpet.

Family Room

16' 6" x 13' (5.03m x 3.96m)

Feature fireplace with decorative hardwood finish surround with composite marble inset and hearth together with coal effect gas fire, tv point, double radiator, carpet and ceiling coving.

Kitchen/Breakfast Room

12' 7" x 11' (3.84m x 3.35m)

Positioned to the rear aspect. finished with hardwood fronted units and comprising inset 1.5 bowl single drainer sink unit with mixer tap and cupboards under, space and plumbing for dishwasher, good range of base cupboard and drawer units with hardwood edged work surfaces over, part tiled walls, inset four ring Stoves gas hob and built-under Stoves dual fuel (gas/electric) double oven, matching wall cupboards to include glass fronted display cupboard with concealed lighting and shelving under, two radiators, Karndean flooring, door to Garden Room.

Pantry

6' x 3' 5" (1.83m x 1.04m)

With wall shelving, Karndean flooring and space for an upright fridge/freezer.

Garden Room

8' x 8' 2" (2.44m x 2.49m)

Side & Rear Aspect. A bright and airy room ideal for your morning cup of coffee with double radiator, Karndean flooring, part glazed door to garden, built-in cloaks cupboard and door to utility room.

Utility Room

8' 10" x 4' 7" (2.69m x 1.40m)

Inset single drainer stainless steel sink unit with mixer tap and cupboard under, space and plumbing for an automatic washing machine and space for a tumble dryer, double wall cupboard, wall mounted Worcester gas fired boiler which serves the central heating and domestic hot water, vinyl flooring, diamond shaped feature window, access to roof space.

Half Landing And Landing

Large built-in library cupboard with shelving and light (4' 11 x 3' 6"), radiator, carpet and ceiling coving. Door and staircase to the second floor.

Master Bedroom

14' 7" x 13' 11" (4.45m x 4.24m)

Plus built-in treble wardrobe with hanging rail and shelf, radiator, carpet and ceiling coving.

Bedroom 2

12' 2" x 11' 1" (3.71m x 3.38m)

(plus recess 4' 9" x 2' 3") (Front Aspect) Plus built-in mirror fronted

double wardrobe with hanging rails and shelf, radiator, carpet and ceiling coving.

Bedroom 3

12' 11" x 10' 3" (3.94m x 3.12m)

Plus built-in mirror fronted double wardrobe, radiator, carpet and ceiling coving.

Bathroom

With white suite comprising of corner bath, pedestal hand basin, low level w.c., bidet and corner shower with Aqualisa shower unit, radiator, heated towel radiator and built-in double linen cupboard with lagged hot water tank and fitted immersion heater, part tiled walls, carpet, extractor fan and ceiling coving.

Attic Room

18' 2" x 11' 1" (5.54m x 3.38m)

TV point and carpet, door to walk-in roof storage with boarded floor and light.

Exterior

Double wrought iron gates from Yarmouth Road with tarmac driveway providing plenty of parking and a turning area lead to a DETACHED BRICK BUILT GARAGE (17' 5" x 14' 7" overall) with tiled roof, double timber doors, power, light and part boarded roof space. Part of the garage has been sub-divided to create a workshop with power, light, window to the side and a personnel door leading to the CAR PORT with light. The most attractive front garden is particularly well tended and stocked with perennials, shrubs and bushes, together with a number of ferns and both mature and established trees to include sweet chestnut (subject to a TPO), yew and prunis. Double wrought iron gates at the side of the house with wide path leads through to the private and secluded rear garden with extensive crazy paved patio adjacent to the property with corner pond and fountain with steps and a sloping path leading to the lawn, once again with most attractively stocked borders with a wide variety of perennials, shrubs and bushes together with a small copse of mature yew trees. The whole garden is screened by both fencing and hedging. Small aluminium greenhouse, timber summerhouse and timber garden shed.



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welcome to

Yarmouth Road, North Walsham

- Split Level Sitting/Dining Room
- Kitchen/Breakfast Room with Pantry
- 3 Double Bedrooms (all with wardrobing)
- Garage & Car Port
- Lounge/Family Room

Tenure: Freehold EPC Rating: D

£515,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWM109480 - 0003

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