

abbotFox



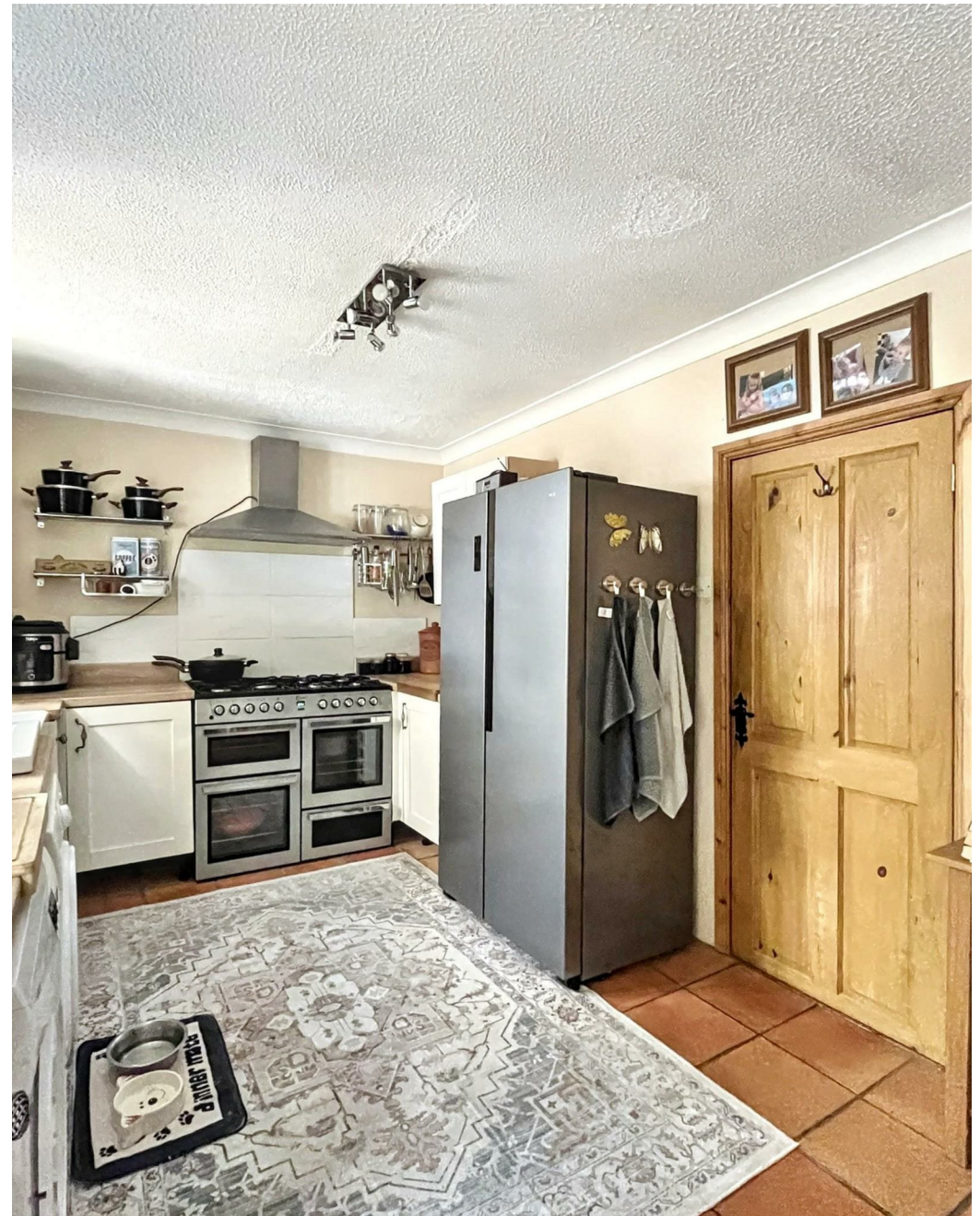


North Walsham, NR28  
*Guide Price £195,000*

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**













## THE DETAIL\_\_\_\_\_

abbotFox presents this charming two-bedroom end-terraced cottage, discreetly tucked away in the very heart of North Walsham.

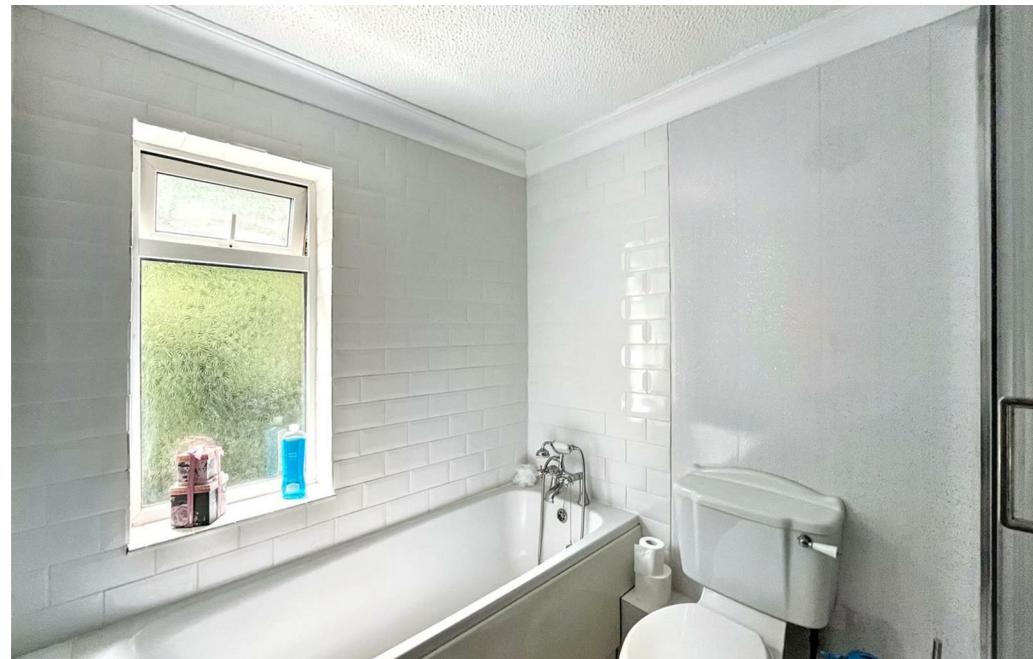
Perfectly positioned to enjoy the convenience of town centre living, this home offers a blend of period character and modern comfort. From the moment you arrive, there is an immediate sense of calm and privacy—an unexpected retreat just moments from the bustling high street, independent shops, and excellent transport links, including the mainline station to Norwich and beyond.

The ground floor offers a warm and inviting sitting room, complete with a feature fireplace and timeless finishes. A well-appointed kitchen diner provides access to the private rear garden—a tranquil, enclosed space ideal for entertaining or simply unwinding at the end of the day.

Upstairs, two well-proportioned bedrooms are complemented by a contemporary family bathroom, creating a home that is both practical and effortlessly stylish. As an end-of-terrace, the property benefits from additional natural light and an enhanced sense of space and privacy.

Rarely available, and ideally suited to first-time buyers, downsizers, or those seeking a high-quality pied-à-terre in a thriving market town, this home represents an outstanding opportunity with an internal viewing highly recommended

Guide price £200,000 - £210,000









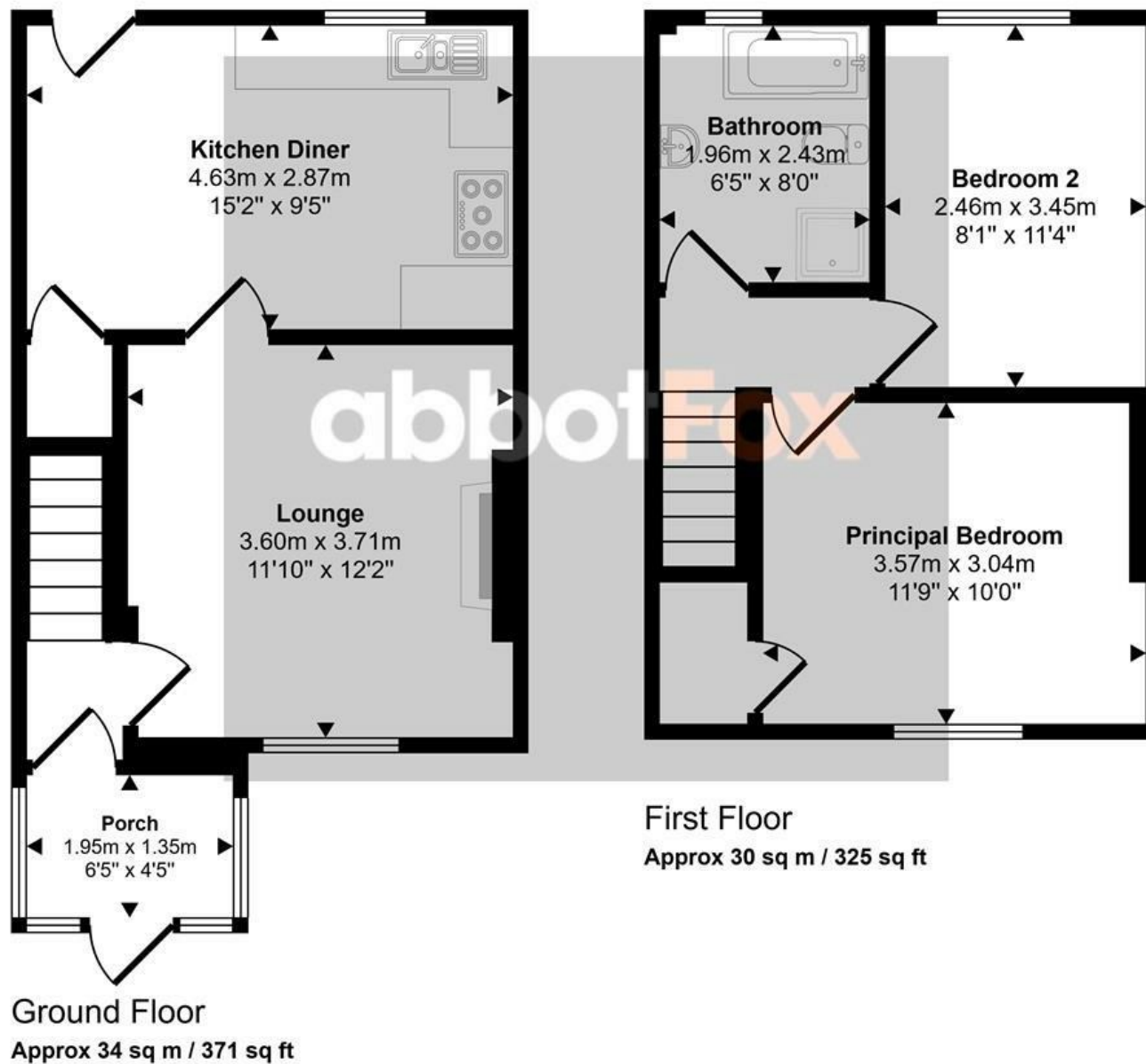


## THE HIGHLIGHTS\_\_

- End terraced cottage
- Two bedrooms
- Generous living accommodation
- Secluded, Town Centre location
- Ideal first time buy
- Viewing advised



65 sq m / 696 sq ft



*Let's talk*

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate.

EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.