



## CROMER ROAD NORTH WALSHAM, NR28 0HB

£650,000  
FREEHOLD

This stunning detached property lies on the outskirts of North Walsham set back from the road with an imposing setting and large driveway. The property has been enjoyed by the current owners for many years and has had some beautiful changes including a conversion from a garage into a self contained one bedroom annexe, ideal for relatives or as a holiday let. The property itself has stunning gardens to rear for the new owners to enjoy. Internally the property consists of three reception rooms, large kitchen diner, separate large utility room and cloakroom to the ground floor. To the first floor there are three double bedrooms and a family bathroom. Viewing of this exceptional property is highly recommended.

**H**  
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Residential Sales & Lettings



# CROMER ROAD

- Stunning large detached property with one bedroom annexe • Three reception rooms • Kitchen/Diner • Seperate utility room • Beautiful large gardens to the rear • Large driveway • Cloakroom • Three double bedrooms • Family bathroom • Immaculate throughout



## North Walsham

A popular market town, North Walsham situated a few miles from the seaside town of Cromer and The Norfolk Broads capital, Wroxham.

The town offers many amenities including a range of supermarkets, leisure facilities, shops, primary and secondary schools, sixth form college, doctors surgeries and a cottage hospital.

There are regular bus and train services to the cathedral city of Norwich, where there are a wider range of facilities including an international airport and mainline.

Situated a short commute away from Norwich with its many amenities, Wroxham is renowned for its boating culture.

Standing on the river Bure, the village is divided by the river and shares its many attractions with the neighbouring Hoveton St John. Whether on the water or congregating in the busy pubs and restaurants on offer, there is something that will capture the heart of everyone. If you choose to hire a boat, you can travel at a leisurely pace along the broads and moor up at one of the local pubs. The Ferry Inn at Horning serves food all day and offers a fantastic outdoor space and plenty of mooring.

If you would rather stay on dry land, you can wander through the riverside park and feed the ducks, enjoy afternoon tea at one of the quaint tea rooms or simply sit and watch the boats go by in a sunshine filled pub garden.

The Bure Valley railway, which started in 1900, begins its journey in the centre of Wroxham. Both a steam and diesel train run the 18 mile round trip, taking you on a tour of pretty Norfolk villages and ending in Aylsham.

## Overview

This stunning detached property lies within walking distance of North Walsham set back from the road with an imposing setting and large driveway.

The property has been enjoyed by the current owners for many years and has had some beautiful changes including a conversion from a garage into a self contained one bedroom annexe, ideal for relatives or as a holiday let.

The property itself has stunning gardens to rear for the new owners to enjoy. Internally the property consists of three reception rooms, large kitchen diner, separate large utility room and cloakroom to the ground floor.

To the first floor there are three double bedrooms and a family bathroom.

Viewing of this exceptional property is highly recommended.

## Entrance hall

UPVC door to the front with stained glass window and two double glazed stained glass windows to the front. Dado rails, spot lights, radiator, tiled floor, doors leading to reception rooms and stairs with balustrade to the first floor.

## Lounge

Double glazed bay window to the front, carpets, radiator and fireplace with gas fire.

## Cloakroom

WC, wash hand basin with built in cupboard and chrome heated towel rail, part tiled, tiled floor, extractor fan and spot lights.

## Kitchen - Diner

Large kitchen diner with two double glazed windows, one being a bay overlooking the stunning gardens. Tiled floor and spot lights. Wall and base units, worktops, built in oven and grill, built in electric hob with extractor fan, part tiled splash backs and stainless steel sink drainer.

### Garden room

Large double glazed floor ceiling window and French doors opening up to the garden and patio. Wooden flooring, radiator, door into utility room and archway opening into the second living room.

### Living room

Double glazed window to the front, wooden flooring, radiators and fireplace with gas fire.

### Utility room

Double glazed window to the front, wooden floor, wall and base units and wooden worktops with space and plumbing for washing machine. Stainless steel sink drainer and splashback tiles,

### Landing

Carpets and doors off to bedrooms and bathroom.

### Bedroom

Double glazed window to the side, carpets, radiator, built in wardrobes and storage into the eaves.

### Bedroom

Double glazed window to the side and French doors on to balcony overlooking the stunning gardens, Carpets and radiator.

### Bedroom

Double glazed window to the front, carpets, radiator and fitted wardrobes. Door leading into ensuite.

### Ensuite

WC, wash hand basin, shower cubicle and heated towel rail. Part tiled, spot lights and extractor fan.

### Bathroom

Double glazed window to the rear, bath, shower cubicle, part tiled, wash basin, WC, spot lights and chrome heated towel rail. Tiled effect flooring.

### Annexe

The self contained annexe can be accessed from a side entrance via the kitchen or front of the property making it completely private, The annexe has also been converted with disabled/wheelchair access in mind.

### Entrance hall

Hallway with the open plan kitchen lounge diner to on side and door to the bedroom and ensuite to the other.

### Open plan lounge kitchen diner

Double glazed window to the front, radiator, spot lights, wood effect flooring, kitchenette area with base units worktops and sink drainer.

### Bedroom

Double glazed windows to the rear and side and French doors to patio and rear garden. Radiator, carpets, spotlights and door into ensuite.

### Shower room

WC, wash hand basin and shower cubicle, chrome heated towel rail, spotlights and extractor fan.

### Garden & Grounds

The front of the property is set back off the road with a large driveway for an ample amount of cars, motor home etc.

The rear gardens are stunning with mature shrubs and borders, patio area, trees and summer house with power and light and a shed.

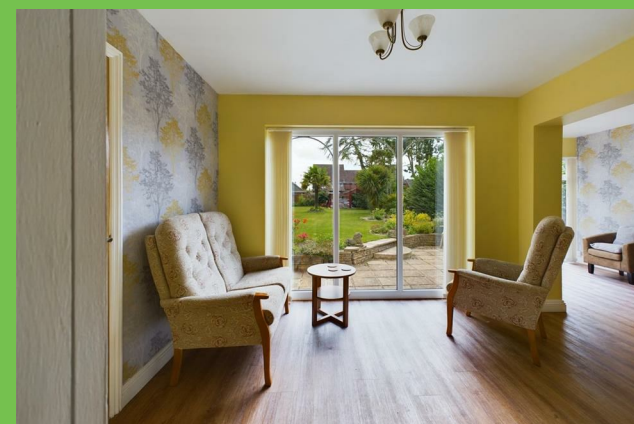
### Agents note

Council tax band - D

Mains electric, gas & water.

EPC - Current 69C Potential 81B

## 53 CROMER ROAD





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

2020.28 ft<sup>2</sup>

187.69 m<sup>2</sup>

**Reduced headroom**

22.82 ft<sup>2</sup>

2.12 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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