

VICARAGE ROAD NORTH WALSHAM, NR28 9TB

£595,000
FREEHOLD

The coach House is a beautiful family home set in a countryside location on a large plot. The property consists of a fitted kitchen, two reception rooms, four bedrooms and two bathrooms. The property is entered by a wall garden to the front and a large garden to the rear with a large driveway and garage. Viewing of the property is highly recommended.


HENLEYS
Residential Sales & Lettings

VICARAGE ROAD

- Large detached property
- Good sized plot for keen gardeners
- Ideal family home
- 4 Double bedrooms
- 3 reception rooms
- Fitted kitchen
- Outbuilding and garage
- 2 bathrooms
- Countryside location
- Character property retaining original brick and flint and exposed beams



Area

The property is pleasantly situated in a rural location with countryside views to the front and rear. The nearest amenities will be found in the market town of North Walsham which is situated approximately 19 miles from Norwich and 8 miles from Cromer. There is a rail link in the town on the Bittern Line which runs from Norwich to Cromer and Sheringham via the Norfolk Broads and stopping at Salhouse, Hoveton and Wroxham and Worstead. North Walsham offers a wide range of amenities including shops, all levels of schools, doctor's surgeries, etc. The property is ideally situated for access to the north-east Norfolk coastal area with some excellent beaches.

Overview

The coach House is a beautiful family home set in a countryside location on a large plot. The property consists of a fitted kitchen, two reception rooms, four bedrooms and two bathrooms. The property is entered by a wall garden to the front and a large garden to the rear with a large driveway and garage. Viewing of the property is highly recommended.

Entrance hall

Door to the front and door to the rear, exposed beams, double glazed window to the front, carpets, radiator, built in cupboard, stairs to the first floor and doors off.

Kitchen - breakfast room

Double glazed window to the front and rear, tiled floor and radiator. Wall and base units, worktops and sink

drainer, part tiled, built in dishwasher and space for fridge. Space for rangemaster style cooker.

Lounge

Carpets, radiator, large fireplace with exposed brick with wood burner, door leading into the conservatory and door into the garden room - dining room.

Conservatory

Vaulted ceiling with exposed brick and mantles, plug points and carpets.

Dining room - Garden room

Exceptionally spacious dining room ideal for entertaining and family gatherings. Double glazed windows to the side and rear with door to access the rear garden. Exposed brick and flint original wall and beams, wall lights, carpets and radiator.

Bedroom (Ground floor)

Double glazed window to the front, carpets and radiator.

Bathroom (ground floor)

Double glazed window to the rear, fully tiled, spot lights, bath with shower over, enclosed WC and wash hand basin with built in cupboards, chrome heated towel rail and wall mounted mirror with light and built in blue tooth.

Landing

large landing with double glazed windows to the side and rear with ample space to utilise as an office area. Carpets and radiator.

Bedroom

Velux window to the front, carpets, exposed beams and radiator.

Bedroom

Velux windows to the front, carpets, fitted wardrobes, exposed beams and radiator.

Bedroom

Double glazed window to the side, exposed brick and beams, carpet and radiator.

Shower room

Walk in shower, tiled with tiled floor, WC and enclosed wash hand basin with built in cupboard, spotlights, radiator and wall mounted mirror with light and blue tooth.

Outbuilding - Utility room

Window and door to the side, power and lights, stainless steel sink drainer and work top with plumbing for washing machine. This building could be converted into a home office - studio.

Outside

The property is approached by a five bar gate with a driveway and garage. There is a gate to the side to access the property making it very secure and private.

The front to access the house has a beautiful wall garden with fruit and mature trees and mainly laid to lawn.

The rear garden is a large garden mainly laid to lawn with a patio area and a shed.

Garage

Large garage with up and over door, power and lights. Window to the rear and side and WC.

Agents note

Mains electric, water & sewage.

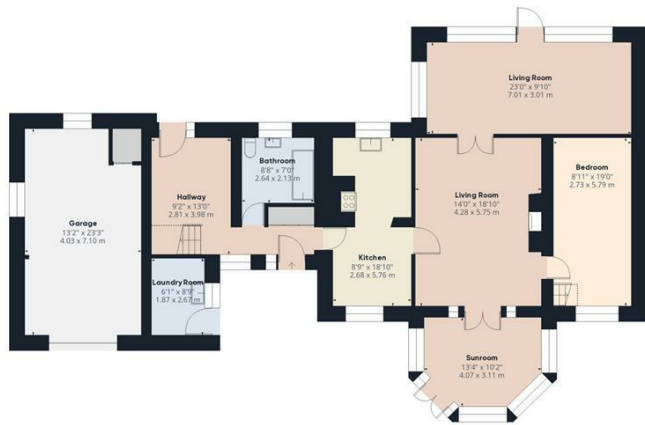
Oil fired central heating

Council tax band D

EPC TBC

THE COACH HOUSE VICARAGE





Ground Floor



Floor 1

Approximate total area[®]

2192.82 ft²
203.72 m²

Reduced headroom

121.85 ft²
11.32 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
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	