

# Arnolds | Keys



**57 Norwich Road, North Walsham, Norfolk, NR28 ODS**

Offers Over £325,000

- DETACHED PERIOD PROEPRTY
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- OFF ROAD PARKING AND GENEROUS REAR GARDEN
- WALKING DISTANCE TO TRAIN STATION
- SHOWER ROOM AND BATHROOM
- CHARACTERFUL FEATURES
- WALKING DISTANCE TO MARKET PLACE

# 57 Norwich Road, North Walsham NR28 ODS

A charming three bedroom detached house situated within the popular market town of North Walsham, close to the market place and train station. The property boasts characterful features, off road parking and a large workshop.



Council Tax Band: C



## DESCRIPTION

Situated within walking distance to the market place and train station in North Walsham, this beautifully presented three bedroom detached home boasts charming characterful feature throughout including original tiled flooring and a wood burning stove in the bay windowed living room. The property comprises a welcoming entrance hall leading to the living room, dining room, study, kitchen, conservatory with utility facilities and a groundfloor bathroom. To the first floor are three bedrooms and a shower room. Externally, the property offers off road parking to the side with a double width driveway and access to the generous rear garden.

## ENTRANCE HALL

Composite door to front entrance, original tiled flooring, radiator, carpeted stairs to first floor with built in storage cupboard underneath,

## LIVING ROOM

Double glazed bay fronted living room, fireplace with brick surround housing wood burning stove, carpet, radiator.

## DINING ROOM

Double glazed bay window to rear aspect, wooden flooring, brick fireplace (currently boarded), radiator, open to:-

## STUDY

Double glazed window to side aspect, electric heater, carpet, fitted desk.

## KITCHEN

Window to conservatory, recently refurbished and fitted with a range of wall and base units with stainless steel sink and drainer, space and plumbing for dishwasher, space for free standing fridge/freezer, space for electric oven with cooker hood over, vinyl flooring.

## BATHROOM

Double glazed window with obscured glass to rear aspect, fitted with a three piece suite free standing roll top bath with mixer tap and shower head attachment, WC, pedestal wash hand basin, heated towel rail, vinyl flooring.

## CONSERVATORY

Double glazed windows to side and rear, uPVC door to side entrance, window to kitchen and dining room, space and plumbing for washing machine and tumble dryer, tiled flooring.

## FIRST FLOOR

Carpet flooring, doors to all rooms:-

## BEDROOM THREE

Double glazed window to rear aspect, carpet, radiator.

## BEDROOM TWO

Double glazed to rear aspect, carpet, radiator, built in wardrobe.

## BEDROOM ONE

Double glazed to front aspect, carpet, radiator, built in wardrobe.

## SHOWER ROOM

Double glazed window with obscured glass to front, walk in double shower cubicle with mains connected shower, tiled floor, wash hand basin, heated towel rail, WC.

## EXTERNAL

To the front the property is approached from the path via a wrought iron gate, with steps down to the front door. To the side is a double width driveway, with access via a gate to the rear garden. The garden is a generous size and is mainly laid to lawn, with a patio seating area, shingle area and a large shed which has been divided up to smaller storage rooms.

## AGENTS NOTES

This property is Freehold.  
Mains drainage, electricity, gas and water connected.  
Council tax band: C

## LOCATION

North Walsham is a thriving market town set in the heart of North Norfolk, offering a wide range of everyday amenities. The town centre provides an excellent selection of independent shops, cafés, supermarkets and services, as well as schools for all ages, two medical centres and leisure facilities. Regular rail services link North Walsham to Norwich and the wider region, making it a convenient location both commuters.

Surrounded by attractive countryside, North Walsham enjoys easy access to some of Norfolk's most beautiful landscapes, with a network of footpaths and country lanes. The nearby North Norfolk coast, with its sandy beaches at Mundesley, Bacton and Cromer, is just a short drive away, while the Norfolk Broads are also within easy reach, offering opportunities for boating, walking and wildlife watching.



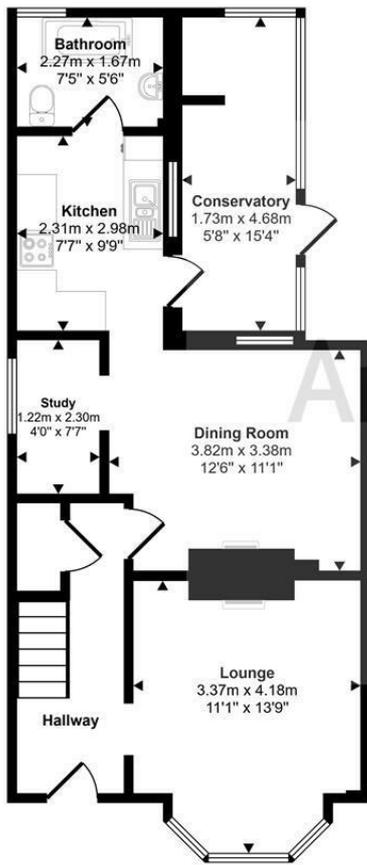
## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

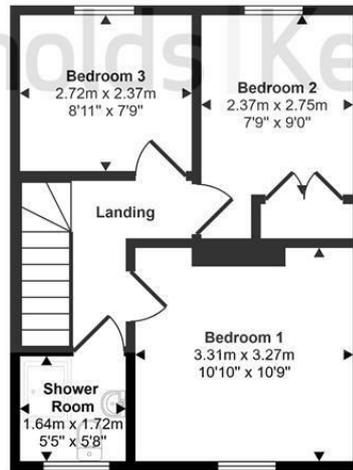
## EPC Rating:

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>		<b>78</b>
(55-68) <b>D</b>	<b>60</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	

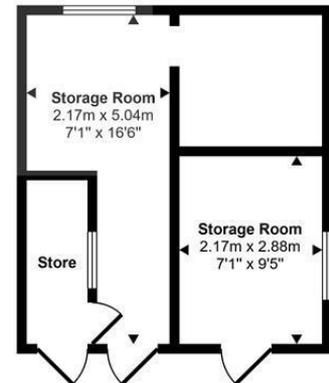
Approx Gross Internal Area  
117 sq m / 1263 sq ft



Ground Floor  
Approx 58 sq m / 629 sq ft



First Floor  
Approx 36 sq m / 383 sq ft



Outbuildings  
Approx 23 sq m / 251 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

