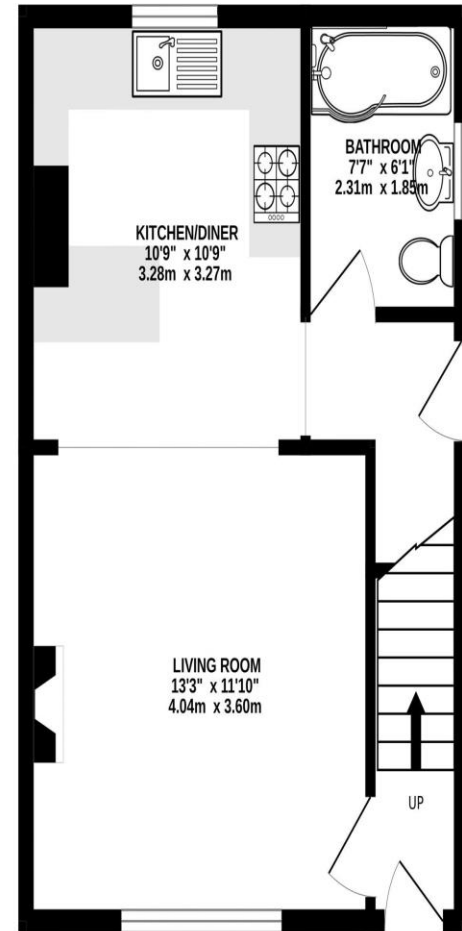
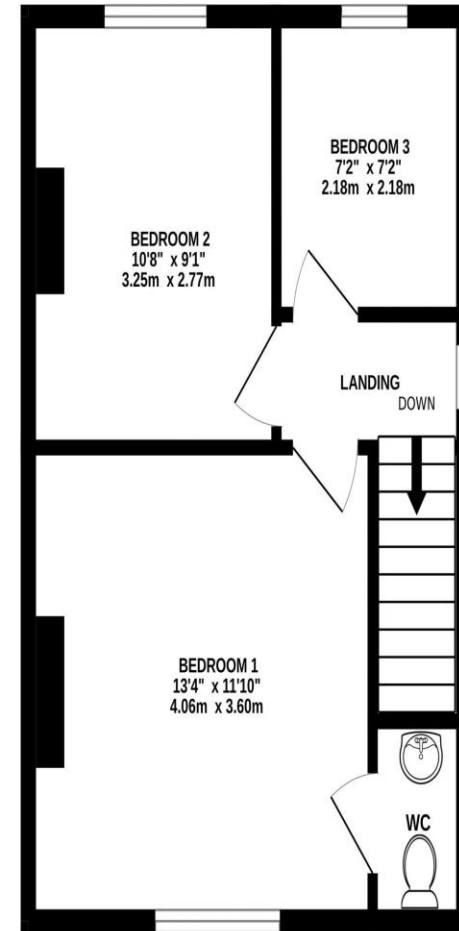


GROUND FLOOR
371 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 741 sq.ft. (68.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Council tax band = B

Misrepresentation Act 1967

These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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Mount Pleasant, , NR22 6DE

£253,000

Freehold

Located in Walsingham and within 10 minutes of Wells. Offered for sale with no onward chain, this beautifully renovated three-bedroom semi-detached home combines character features with modern finishes, all set against stunning field views to the front. The property has been thoughtfully improved throughout and now offers stylish, ready-to-move-into accommodation ideal for first-time buyers, families or those seeking a peaceful village setting. The ground floor is centred around a welcoming living room complete with a charming, highly efficient multi-fuel wood-burner stove with a massive 5kw output, creating a cosy focal point for the home. This space flows effortlessly through to the contemporary kitchen/diner, which has been finished with modern cabinetry, ample worktop space and a breakfast bar seating area, making it perfect for both everyday living and entertaining. The kitchen includes an induction hob and extractor fan. Flooring to the kitchen, bathroom and lobby is high-end Amtico flooring. Completing the ground floor is a modern luxury family bathroom fitted with a contemporary suite including a P shaped bath and electric shower. Upstairs, the property offers three bedrooms, including a spacious principal bedroom with attractive countryside views to the front. The additional bedrooms provide flexibility for children, guests or home working. Externally, the property benefits from a generous rear garden backing onto open fields, offering a wonderful sense of privacy and countryside living. To the front, there is a shingled driveway providing off-road parking. Further benefits include 10 solar panels, 5 kW battery storage (more can be added if required), double glazing and recently completed renovation works throughout.

- **Three Bedroom Semi Detached House - CHAIN FREE**
- **Open Plan Kitchen with Brand New Induction Hob Oven and Extractor Fan**
- **Solar Panels and 5kw Battery Storage**
- **Completely Renovated Throughout to a Very High Standard with Amtico Flooring**
- **Living Room with Multi Fuel Wood Burner Stove with 5kw Output**
- **Eco Electric Panel Heaters**
- **Great Location with Field Views**
- **Generous Garden with Private Driveway**

Entrance Hallway

Door to front aspect, Amtico flooring, stairs rising to first floor and access to the living room.

Living Room 13' 3" x 11' 10" (4.04m x 3.60m)

Bright and welcoming reception room featuring a highly efficient multi fuel wood burner inset with 5kw output within the chimney breast. Front aspect window and open access through to the kitchen/diner.

Kitchen/Diner 10' 9" x 10' 9" (3.27m x 3.27m)

Modern fitted kitchen offering a range of wall and base units with work surfaces over, inset sink and drainer. Amtico flooring and integrated hob and oven space. Breakfast bar seating area and window overlooking the rear garden.

Bathroom 7' 7" x 6' 1" (2.31m x 1.85m)

Contemporary bathroom suite comprising P shaped bath with electric shower over, wash hand basin and WC, with obscured window to rear aspect. This room benefits from Amtico flooring.

Landing

Doors leading to all first floor rooms.

Master Bedroom - Bedroom One 13' 4" x 11' 10" (4.06m x 3.60m)

Spacious principal bedroom with WC and front aspect window enjoying far-reaching field views.

Ensuite to Master Bedroom

Comprising a WC and sink

Bedroom Two 10' 8" x 9' 1" (3.25m x 2.77m)

Well-proportioned double bedroom with rear aspect window.

Bedroom Three 7' 2" x 7' 2" (2.18m x 2.18m)

Ideal as a child's bedroom, dressing room or home office.

Outside

To the front of the property is a shingled driveway providing off-road parking. The generous rear garden has recently been leveled and seeded offering a large lawn. There is also a patio and seating areas with outside tap.

Disclaimer

Every effort has been made to ensure that these details provide a fair and accurate representation of the property at the time of listing. However, they are for guidance purposes only. No advice has been sought from the seller's legal representatives, and we have not liaised with management companies, planning departments, or building control in their preparation. Prospective buyers are strongly advised to inspect the property and surrounding area, including via Google Maps and Street View, prior to viewing. Photographs are for illustrative purposes only and do not imply that any items shown are included in the sale. All measurements are approximate, and fixtures, fittings, and appliances have not been tested, so no guarantee can be given as to their condition or functionality. If any aspect of the property is of particular importance, we recommend obtaining independent professional confirmation.

Agents Note

This property is subject to a Rural Area restrictive covenant. For more information, please contact Norfolk Roots. The restriction means that anyone looking to purchase the property in the future, will need to have lived / worked in Norfolk for the previous three years. In accordance with current Anti-Money Laundering Regulations, all applicants proceeding with a transaction will be required to complete identity verification and source of funds checks. These checks are carried out by our appointed third-party compliance provider, HIPLA. A fee of £30.00 (inclusive of VAT) per applicant will be payable to cover the cost of these mandatory checks. This fee is non-refundable and must be paid before the transaction can proceed.

