

propertyladder



Hornbeam Road, North Walsham, NR28

A Highly Regarded Three Bedroom 2019 Hopkins Modern Terrace Home!

GUIDE PRICE £265,000 FREEHOLD



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

STYLISH LIVING WITH CHAIN-FREE BLISS!

Built in 2019 by the highly regarded Hopkins Homes, this modern mid terrace house offers stylish, low maintenance living in a convenient position within the popular market town of North Walsham.

Beautifully presented throughout and clearly well cared for by the current owner, the property would make an ideal first purchase, investment or downsize opportunity, with the added advantage of no onward chain helping ensure a smoother and more straightforward move.

The accommodation begins with a welcoming entrance hall leading to a modern fitted kitchen positioned at the front of the property. There is also a useful ground floor WC, while to the rear, the spacious lounge/dining room enjoys a pleasant outlook over the garden and provides an excellent everyday living and entertaining space.

Upstairs, there are three bedrooms, two of which benefit from fitted wardrobes, together with a contemporary family bathroom finished in a modern style.



“garage located in a nearby block provides secure parking or useful storage.”



Overview

- Modern Hopkins Homes terrace built in 2019
- Offered with no onward chain
- Landscaped low maintenance rear garden
- Spacious rear lounge/dining room
- Modern fitted kitchen and family bathroom
- Three first floor bedrooms
- Ground floor WC
- Garage located in nearby block
- Convenient for train station, Norwich, coast & Broads





Location

Hornbeam Road is situated within the thriving market town of North Walsham, ideally positioned between Norwich and the North Norfolk coastline. The town offers a wide range of everyday amenities including supermarkets, independent shops, cafés, schools and leisure facilities.

North Walsham railway station provides direct rail links to Norwich and Sheringham, making the area particularly appealing for commuters and those wanting easy access to the coast. The nearby Norfolk Broads and stunning North Norfolk beaches offer endless opportunities for walking, boating and outdoor leisure, helping make this part of Norfolk such a desirable place to live.

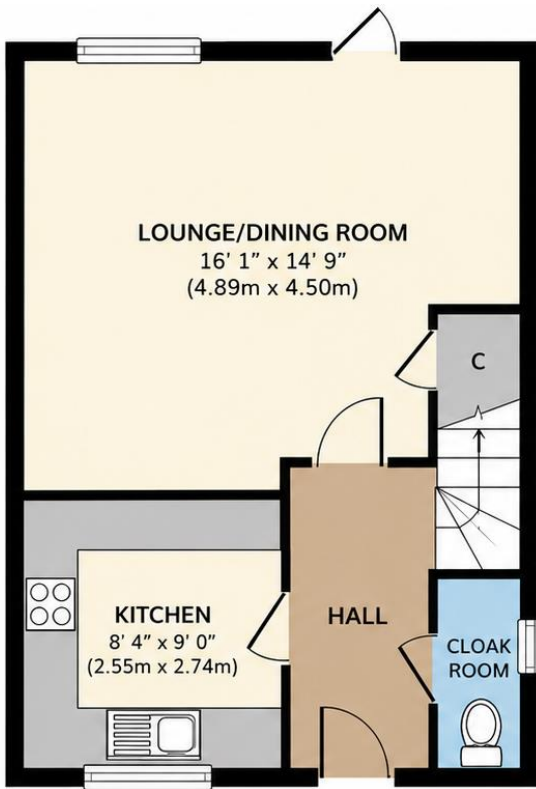


Outside

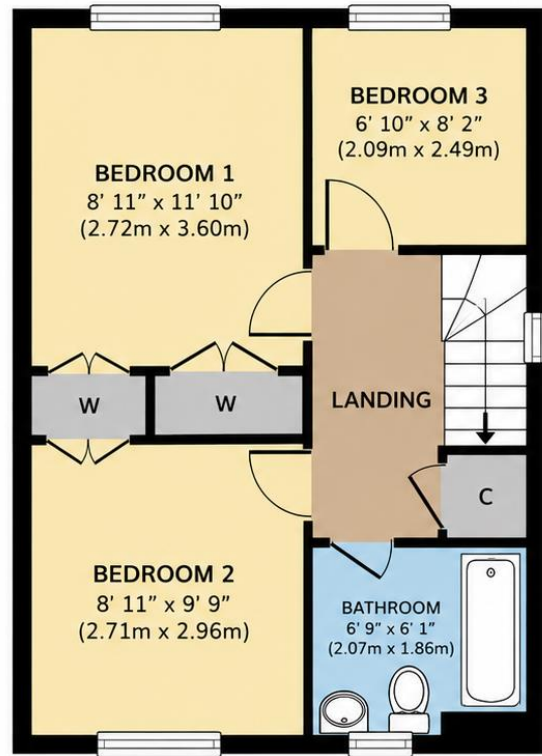
The landscaped rear garden has been designed with ease of maintenance in mind, creating an attractive outdoor space to relax or entertain. A garage located in a nearby block provides secure parking or useful storage.

The property further benefits from double glazing, gas central heating and a highly convenient location close to North Walsham railway station, making commuting towards Norwich and the coast particularly accessible.

The garage is on a leasehold, as it is situated beneath a coach house style property to the rear. We have been made of any charges associated - the annual leasehold price is currently £50.78.



GROUND FLOOR
APPROXIMATE FLOOR AREA
 386 sq. ft.
 (35.9 sq. m.)



FIRST FLOOR
APPROXIMATE FLOOR AREA
 386 sq. ft.
 (35.9 sq. m.)

TOTAL APPROXIMATE FLOOR AREA: 772 sq. ft. (71.8 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: B

LOCAL AUTHORITY: NORTH NORFOLK COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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