



STOBART
& HURRELL

**STOBART
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



1 Birds Road, North Walsham, Norfolk, NR28 0WE

This modern four-bedroom detached residence offers stylish, contemporary living ideally suited to modern family life. Thoughtfully improved and updated by the current owners, the property combines practical design with bright, versatile accommodation, all conveniently positioned within easy reach of the town centre and its excellent amenities.

The location provides superb day-to-day convenience, with access to supermarkets, cafés, restaurants, a petrol station, medical and dental practices, and schooling for all ages. A nearby railway station offers direct links to both Norwich and the North Norfolk coastline, making the property equally well suited for commuters and those seeking easy access to the coast.

Set back from the road, the property enjoys a low-maintenance frontage and a driveway providing off-road parking. The former garage has been converted into a versatile fourth bedroom, although it would equally lend itself to use as a family room, home office, or hobby space. To the rear, the enclosed garden features a neatly maintained lawn, a paved terrace ideal for outdoor dining and entertaining, and a range of useful timber outbuildings, all creating an inviting and private outdoor environment.

Internally, the property is beautifully presented throughout. A welcoming entrance hall provides access to a cloakroom and a comfortable family lounge with an attractive bay window. To the rear lies the heart of the home, a spacious open-plan kitchen and dining room complemented by a separate utility room and an adjoining conservatory, both enjoying direct access to the rear garden and creating a superb sociable living space. Upstairs, the accommodation is completed by a modern family bathroom and three well-proportioned bedrooms, including a principal bedroom with en-suite facilities.

Perfectly positioned to enjoy the very best of North Norfolk, the property is within easy reach of the sandy beaches at Cromer, Mundesley, Walcott, and Sea Palling, together with the picturesque waterways of the Norfolk Broads. The historic city of Norwich, with its extensive shopping, dining, and cultural attractions, is also easily accessible by road or rail.



Detached



House



Modern



2 Bathrooms



2 Receptions



4 Bedrooms



Tax Band D

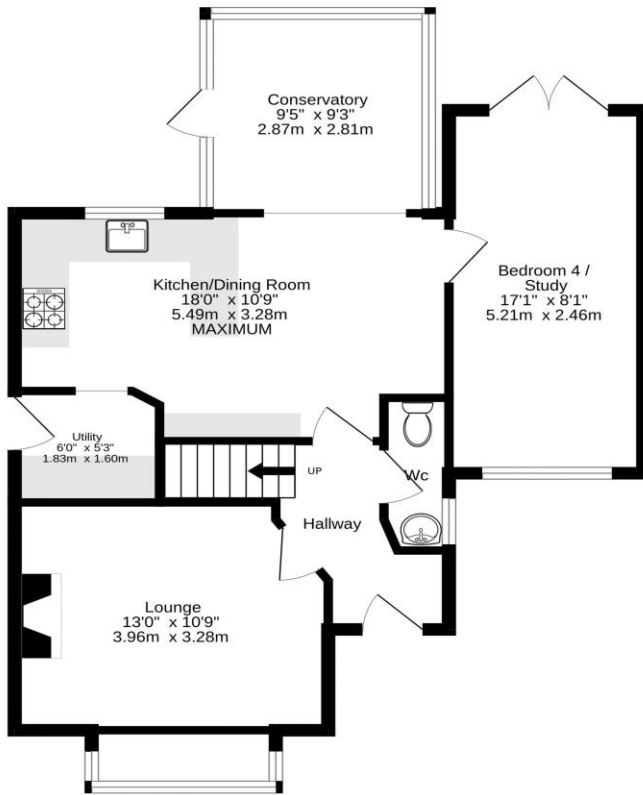


Off-Road
Parking

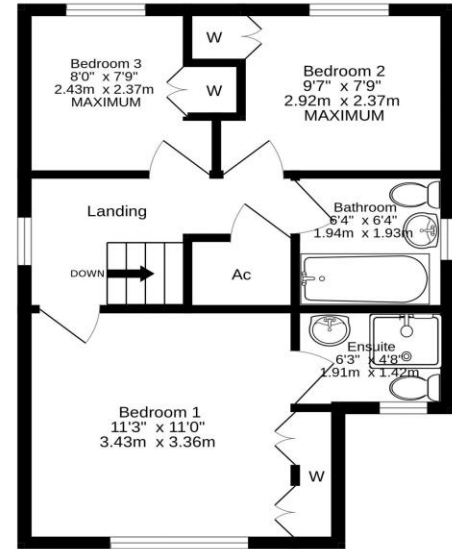


Converted
Garage





Ground Floor
655 sq.ft. (60.8 sq.m.) approx.



1st Floor
412 sq.ft. (38.3 sq.m.) approx.

TOTAL FLOOR AREA : 1067 sq.ft. (99.2 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.

Made with Metropix ©2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Stobart & Hurrell

Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk

enquiries@stobarthurrell.co.uk

01603 782 782



