

property details **approval form**

12 Hannant Road, North Walsham, Norfolk, England, NR28 9ES

Date: 28 April 2026

Property Ref and Version: NWM110130 - 0004

selling your home with us!



**william
h brown**

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£350,000

Tenure: Freehold

>> **key features**

- > Detached house in a quiet cul-de-sac
- > Lounge with feature fireplace
- > Kitchen/diner with garden access
- > Three bedrooms, two with storage
- > Close to shops, schools & transport
- > EPC Rating: D

>> **short description**

Three-bedroom detached home positioned in a highly sought-after address within walking distance of local amenities, paired with exceptional transport connectivity. Don't miss out - call the office to book your viewing today!!!

>> **long description**

Nestled in a quiet North Walsham cul-de-sac, this generous three-bedroom detached home perfectly balances peaceful living with effortless convenience. From this prime spot, you're just moments away from the town's vibrant shops, schools, and eateries, while seamless road and rail links keep both the Norfolk coast and city life within easy reach.

Inside, the home radiates light and space. A welcoming hallway flows into a sun-drenched lounge, anchored by an inviting feature fireplace. The practical kitchen transitions beautifully into a dining area, where double doors open to connect your living space with the garden. Complemented by a functional side porch and cloakroom, the upper floor hosts three well-proportioned bedrooms—two featuring built-in storage—and a classic family bathroom.

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>> **directions**

>> **Agent Note**

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>> **room description**

Entrance Hall

Double glazed windows to front aspect, front door leading to hallway, radiator, carpeted flooring.

Lounge

Dual aspect to front and rear double glazed windows, gas fire and fireplace, carpeted flooring.

Dining Room

Double glazed french double double doors to rear aspect, radiator, carpeted flooring.

Kitchen

Wall and base units with work top over, double oven, induction hob with extractor over, space for dishwasher and fridge freezer.

Utility Room

Double glazed UPVC door to rear, UPVC door to front, plumbing for washing machine, worktop space,

WC

Double glazed window to front aspect, WC, hand wash basin, partially tiled.

First Floor

Landing

Two double-glazed windows to front aspect, carpeted flooring.

Bedroom One

Dual aspect double-glazed windows, fitted wardrobes, carpeted flooring.

Bedroom Two

Double-glazed window to rear aspect, radiator, fitted wardrobes, carpeted flooring.

Bedroom Three

Double-glazed to rear aspect, cupboard with hot water boiler (serviced annually), carpeted flooring.

Bathroom

Bath with overhead shower, tiled splashback, WC, wash hand basin.

Outside

Driveway with parking for 3-4 cars, single garage and large enclosed garden with lawn and flower bed borders, shed.

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>> property images



Your William H Brown office: 16 Market Street, NORTH WALSHAM, Norfolk, NR28 9BZ
T 01692 402861 E NorthWalsham@williamhbrown.co.uk

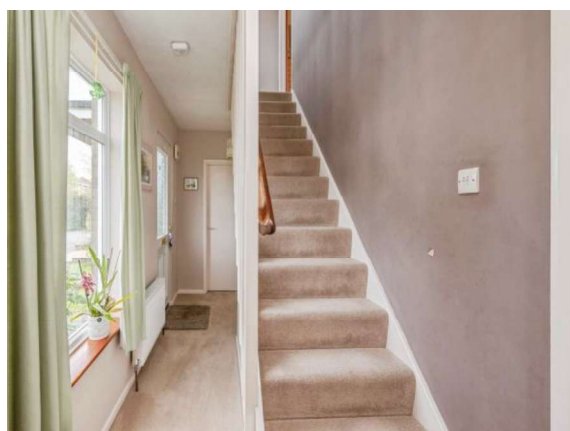
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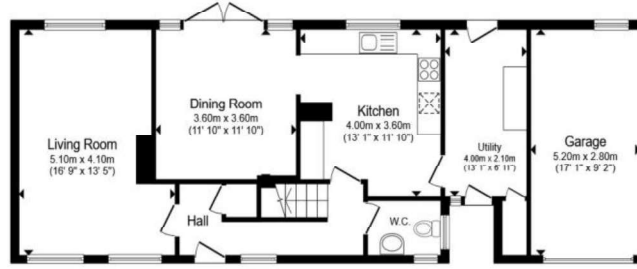
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>> floor plan



Ground Floor



First Floor

Total floor area 141.9 m² (1,527 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

Signature

Date

	Signature	Date
Paul Westhead		
Mrs M.A. Webb		

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