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WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



29 Holly Bank, Cromer Road, North Walsham, Norfolk, NR28 0HA

Holly Bank is an elegant semi-detached Victorian home, believed to date from the 1860s, offering an abundance of period charm and generous family accommodation. Well maintained throughout, the property retains many original features, including ornate fireplaces, service bells and impressive bay windows, all combining to create a home of character and timeless appeal.

Ideally situated in the thriving market town of North Walsham, Holly Bank enjoys easy access to an excellent range of amenities. Independent shops, supermarkets, cafés, restaurants, schools for all ages, healthcare facilities, leisure amenities, a library and community centre are all within easy reach, making it an ideal location for family life.

Occupying a generous, established plot, the property is set well back from the road behind mature hedging, offering both privacy and an attractive approach. A shingle driveway provides ample off-road parking and access to the garage, while to the rear, a brick-weave terrace leads onto a beautifully maintained lawned garden, bordered by mature trees and established shrubs to create a peaceful outdoor setting.

The accommodation is both spacious and versatile. An enclosed entrance porch opens into a welcoming reception hall, leading to two elegant reception rooms, each featuring a bay window and original fireplace. A separate dining room adjoins a study, providing an ideal space for home working, while the rear of the property offers a well-appointed kitchen, utility room and ground floor shower room with WC. The first floor comprises five well-proportioned bedrooms, three of which benefit from built-in storage, all served by a family bathroom.

Holly Bank is further enhanced by its excellent transport links, with North Walsham railway station providing regular services to Norwich, Cromer and Sheringham, alongside convenient bus routes. The Cathedral City of Norwich, approximately 14 miles to the south-west, offers an outstanding selection of shopping, dining, entertainment and cultural attractions, while the beautiful North Norfolk coastline is just a short drive away.



Semi Detached



House



Older



2 Bathrooms



3 Receptions



5 Bedrooms



Tax Band D

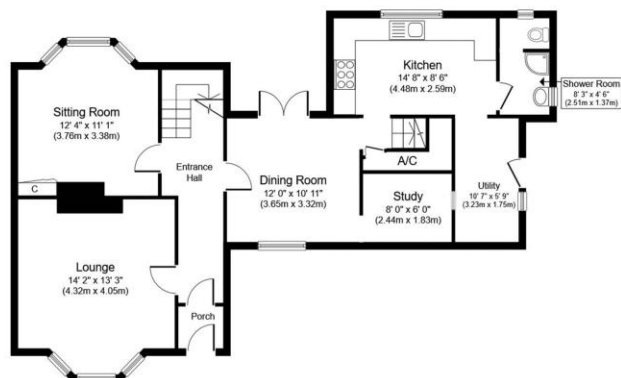


Off-Road  
Parking

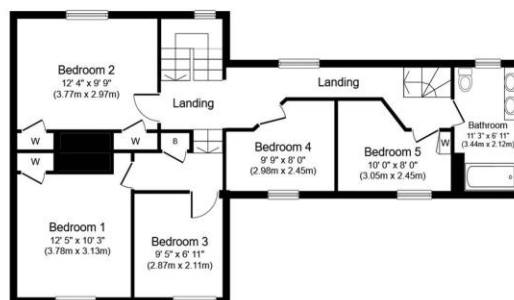


Garage

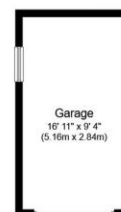




**Ground Floor**  
**Approximate Floor Area**  
**946 sq. ft.**  
**(87.9 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**746 sq. ft.**  
**(69.3 sq. m.)**



**Garage**  
**Approximate Floor Area**  
**158 sq. ft.**  
**(14.7 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         | 51 E      |
| 21-38 | F             |         |           |
| 1-20  | G             | 17 G    |           |

## Stobart & Hurrell

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