

THE STORY OF

55 Scarborough Road

Walsingham, Norfolk

SOWERBYS



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55 Scarborough Road

Walsingham, Norfolk
NR22 6AB

Three-Bedroom Semi-Detached House

Lovely Position Between Great Walsingham and Little Walsingham

Welcoming Sitting Room

Separate Dining Room

Well-Proportioned Kitchen

Three First-Floor Bedrooms

Family Bathroom and Separate WC

Generous South-Facing Rear Garden Extending to Nearly 70 Metres

Front Garden with Potential for Off-Street Parking (STPP)

Offered for Sale with No Onward Chain

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Enjoying a lovely position between the historic villages of Great Walsingham and Little Walsingham, this three-bedroom semi-detached home offers a wonderful opportunity to acquire a property with generous gardens and well-proportioned accommodation.

The ground floor provides a traditional and practical layout, comprising a welcoming sitting room, separate dining room and kitchen. The separate reception rooms offer flexibility for both everyday living and entertaining, whilst upstairs are three bedrooms, served by a family bathroom and separate WC.

One of the property's most appealing features is undoubtedly its garden. To the rear, a particularly generous south-facing lawn extends to nearly 70 metres, providing an exceptional amount of outdoor space for gardening, recreation and enjoying the sunshine throughout the day. There is also a front garden, which, subject to the necessary permissions, may offer potential for the creation of off-street parking, with other properties along this stretch having already undertaken similar alterations.

Offering an appealing combination of village living, generous outside space and scope to make the property your own, the house would make an excellent permanent home, first home or rental opportunity in this highly regarded part of North Norfolk.

The property is offered for sale with no onward chain.









Ground Floor
Approximate Floor Area
469 sq. ft
(43.52 sq. m)

First Floor
Approximate Floor Area
454 sq. ft
(42.18 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.
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Walsingham

QUAINT VILLAGE WITH SCENIC VIEWS AND CHARMING COTTAGES.

The pretty village of Walsingham attracts pilgrims, artists, birdwatchers and those seeking a slower pace of life.

The village has many fine period cottages, offers good local shopping including a vibrant farm shop, and has a popular restaurant, a good pub and a primary school. It is well known throughout the country as a religious centre with pilgrimages to the Anglian Shrine and Slipper Chapel at nearby Houghton St Giles.

Nearby is wonderful Wells! With its sandy beach and pretty candy-striped huts, it's easy to understand why this sleepy coastal town is a Mecca for day trippers and holiday makers, but there are plenty of reasons to make Wells-next-the-Sea your permanent home and explore this sweet spot forever.

There are plenty of ways to explore the waterways that surround the area. For a nautical adventure, jump aboard one of the Coastal Exploration Company's traditional wooden sailing boats and adventure hidden creeks, marshes and open sea. Or test your balance with a stand-up paddle boarding session with Barefoot SUP.

The lanes behind the harbour and surrounding the town have plenty of tucked-away fishermen's cottages which are highly sought after, as are apartments with sea views in the converted buildings overlooking the harbour. Head out of the town centre to discover plenty of spacious, grand houses along with fantastic new-build developments which are ideal for young families and downsizers alike. With a bustling community, the town is well-serviced with a primary and secondary schools, plus a GP surgery and library.









Note from Sowerbys



"Enjoying the sunshine in a wonderfully generous south-facing garden, with nearly 70 metres of lawn to enjoy.."

SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref:- 8341-7423-6690-9566-5902

To retrieve the Energy Performance Certificate for this property please visit https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///interests.monkeys.darker

AGENT'S NOTE

There is a Norfolk County Council covenant on this property that means only a buyer who has lived or worked in the county for the last three years is eligible to purchase.
Some images used have been virtually staged using computer generated imagery to show how the property could look once furnished, and are for representative purposes only.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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