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142 North Walsham Road, Norwich, Norfolk, NR6 7QQ

A spacious and versatile detached family home with the added benefit of a self-contained annexe, offering an ideal solution for multi-generational living, guest accommodation, or potential holiday let income (subject to the necessary permissions). Set back from the road that links the popular suburbs of Sprowston and Old Catton, the property enjoys a convenient location with excellent access to a wide range of amenities. Everyday essentials are close at hand, with Tesco Superstore and Lidl nearby, while neighbouring retail parks provide an excellent selection of national retailers, supermarkets, home stores, restaurants, and leisure facilities.

Set behind a generous gravel driveway, the property provides ample off-road parking together with access to an integral garage. To the rear, the beautifully maintained south-east-facing garden offers a private and inviting outdoor space, featuring a covered terrace perfect for alfresco dining and entertaining, a pond, a neatly tended lawn bordered by mature shrubs, and a timber garden shed.





- FIVE BEDROOMS
- SPACIOUS & VERSATILE
- SEPARATE ONE BEDROOM ANNEXE

- AMPLE OFF- ROAD PARKING & GARAGE
- OPEN PLAN LOUNGE, DINING & KITCHEN
- NEARLY 2,000 SQ. FT. OF ACCOMMODATION

- ENCLOSED SOUTH EAST FACING REAR GARDEN
- COVERED REAR TERRACE, IDEAL FOR ALFRESCO DINING
- NEAR INNER RING ROAD & NORTHERN DISTRIBUTOR ROAD

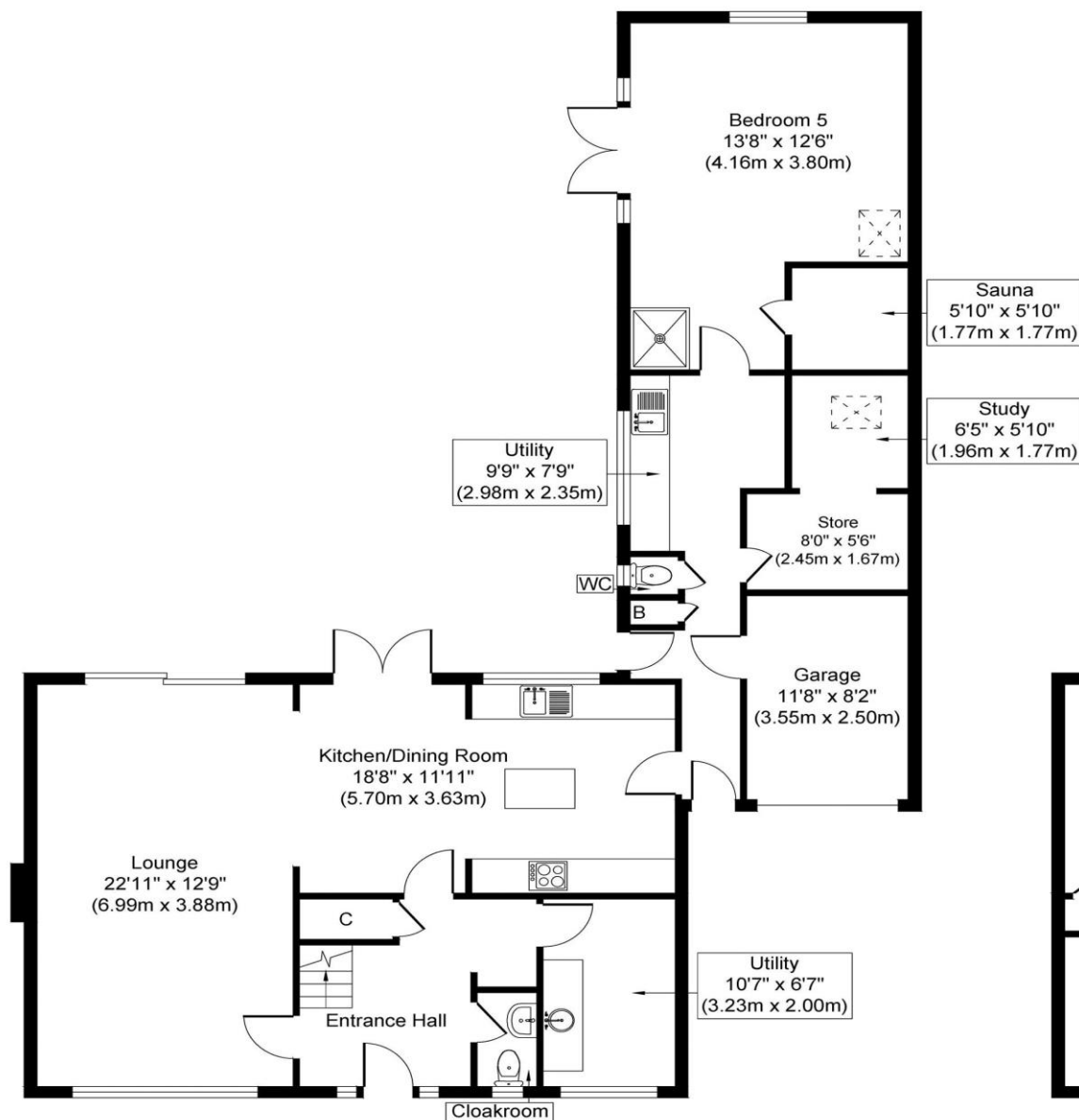
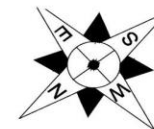
Beautifully presented throughout, the accommodation is both light and spacious. A welcoming entrance hall leads to a practical utility room, cloakroom, and the impressive heart of the home, a contemporary open-plan kitchen, dining, and living area. Flooded with natural light, this sociable space features two sets of double doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living. A separate entrance provides access to the self-contained one-bedroom annexe, offering excellent flexibility for extended family, independent living, or supplementary income. On the first floor, there are four well-proportioned bedrooms, two benefiting from built-in storage, together with a modern family bathroom.

The property's appeal is further enhanced by its excellent location, approximately two miles north-east of Norwich city centre. Residents can enjoy easy access to an outstanding range of shopping, restaurants, cafés, leisure facilities, and cultural attractions, including the historic Norwich Cathedral, Norwich Castle, and the city's renowned independent lanes. Combining generous accommodation, flexible living arrangements, and a highly convenient setting, this is an exceptional home perfectly suited to modern family life.

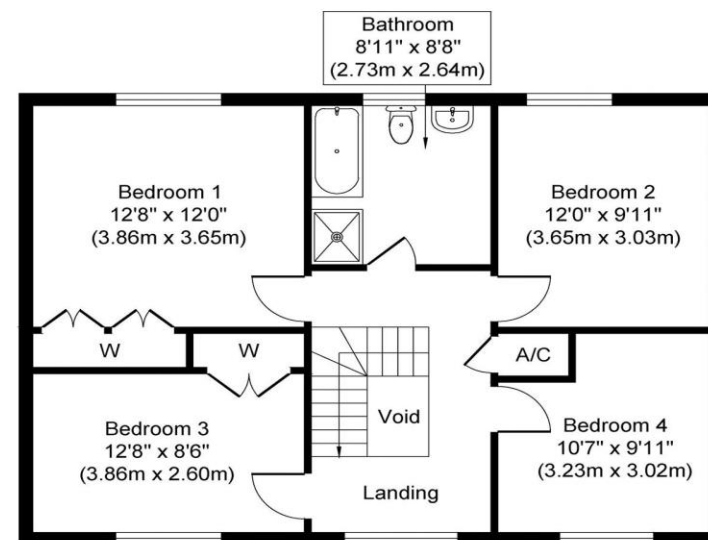




STOBART
& HURRELL



Ground Floor
Approximate Floor Area
1227 sq. ft
(114.00 sq. m)



First Floor
Approximate Floor Area
728 sq. ft
(67.66 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		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		





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Stobart & Hurrell

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