



ARLINGTON  
PARK



Hazelmere The Street

, Honing, NR28 9AB

£385,000



3 2 2 F

**3 bed detached home in a popular village. Features include a modern kitchen, a wood burner, garden room and a utility room. Large driveway, landscaped rear garden backing onto private woodlands. LPG central heating system and UPVC windows. Excellent access to the Weavers Way trail and amenities in North Walsham.**

- 3 spacious bedrooms
- Modern kitchen
- Cosy wood burner
- Handy utility room
- Landscaped garden
- Backs onto woodlands
- Ample driveway parking
- LPG central heating
- UPVC windows throughout
- Near Weavers Way trail



**DESCRIPTION**

This spacious detached property offers a superb blend of comfortable family living and rural tranquillity, situated in the popular village of Honing. The current owners have undertaken significant improvements, ensuring the home is presented to a high modern standard and is ready to move straight into.

**GROUND FLOOR LIVING**

The accommodation is designed for convenience, featuring a generous dual aspect lounge and dining room where the contemporary wood burner provides a welcoming focal point. This leads seamlessly into a lovely, solid-roofed garden room, offering a fantastic space to enjoy views over the rear garden. The ground floor is further complemented by the modern kitchen and a practical ground floor shower room accessible from the entrance hall.

Intelligently redesigned, the former attached garage has been converted to provide a separate garden store and a fully equipped utility room complete with underfloor heating, plenty of worktop space, and fitted storage.

**BEDROOMS AND BATHROOMS**

Ascending to the first floor, a landing with useful storage connects three well-proportioned bedrooms. The principal bedroom benefits from built-in wardrobes, while the third bedroom also provides fitted storage. The family bathroom, recently refitted with a modern white suite, includes a P-shaped bath with a shower over.

**OUTDOOR SPACE**

Externally, the property boasts an extensive gravel driveway to the front, offering abundant off-road parking for multiple vehicles. The rear garden has been thoughtfully landscaped to create distinct and private areas for relaxation and entertaining. Immediately adjoining the house is a paved patio area, which connects to the separate workshop complete with power, light, and a useful log store. The main garden area is laid to lawn with mature trees and shrubs, leading to a secluded seating area.

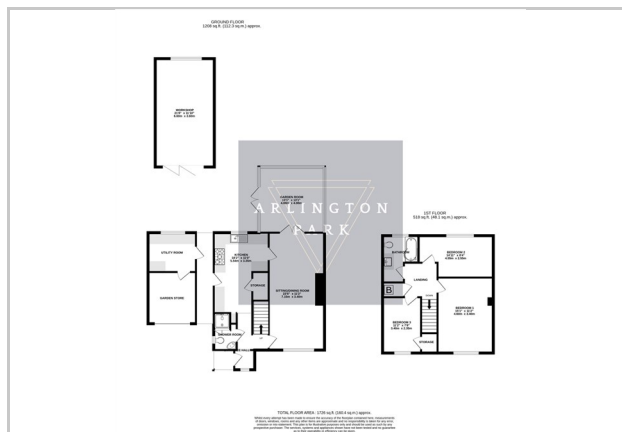
**PERFECT FOR DOG OWNERS AND NATURE LOVERS**

A unique benefit of this property is its location backing onto private estate woodlands, creating a peaceful setting known to be a haven for local wildlife. An outdoor dog shower is provided, which is a highly practical feature for returning from muddy walks. The property is ideally positioned for access to the fascinating Weavers Way trail, which passes the historic Honing Station and is perfect for dog walkers. The North Walsham and Dilham Canal is also nearby, offering further picturesque walking routes.

**LOCAL AREA AND AMENITIES**

The desirable village of Honing offers a wonderful community feel with its church and village hall. The neighbouring village of Dilham provides its own amenities, including the well-regarded village public house, The Cross Keys, which serves food and real ales.

Just four miles distant, the market town of North Walsham provides a comprehensive range of amenities. This includes major supermarkets such as Waitrose, Sainsburys, and Lidl, along with a variety of cafes, restaurants, schooling for all ages, and medical facilities. Essential transport links are excellent, with train services providing connections to the City of Norwich, London, and Cambridge.



These particulars, 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 any representation or warranty in respect of the property.



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| <b>England &amp; Wales</b>                  |   |                         |           |
|   |   | <b>35</b>               |           |
|   |   | EU Directive 2002/91/EC |           |

**25a Earlham Road, Norwich, Norfolk, NR2 3AD**  
**Tel: 01603 577255 Email: [youragent@arlingtonpark.co.uk](mailto:youragent@arlingtonpark.co.uk) <https://www.arlingtonpark.co.uk/>**