



Hill Road, North Walsham - NR28 9NB

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Meeting Hill Road

North Walsham

This SUBSTANTIAL DETACHED FAMILY HOME is a rare opportunity, offering a WEALTH OF POTENTIAL both inside and out, perfectly positioned on an ENVIABLE 1.57 ACRE PLOT (stms). Boasting over 2040 SQ. FT. OF ACCOMMODATION, the property is thoughtfully arranged to suit modern family life, with an ATTACHED DOUBLE GARAGE presenting further potential for conversion (stp). Step inside to find THREE WELL PROPORTIONED RECEPTION ROOMS, including a 23' SITTING ROOM with ample natural light and flexible entertaining space, complemented by a formal dining room and a versatile study or family room. The heart of the home is a spacious kitchen with direct access to the garden, while a GROUND FLOOR WC adds convenience for guests and UTILITY ROOM for added convenience. Upstairs, FOUR DOUBLE BEDROOMS each enjoy delightful TREE LINED VIEWS, creating a serene and private retreat for every family member. The PRINCIPAL BEDROOM benefits from an EN-SUITE BATHROOM, while a FAMILY SHOWER ROOM serves the remaining bedrooms. Designed to accommodate growing families or those seeking space to work from home, this residence combines flexibility, privacy, and comfort in equal measure. A LARGE PRIVATE LAWN GARDEN offers plenty of room for relaxation, play,



and alfresco dining, bordered by a SECLUDED WOODLAND AREA that brings a sense of tranquillity and seclusion. Beyond the formal gardens, EXPANSIVE PADDOCKS provide a wealth of opportunities, ideal for potential equestrian uses or those seeking space for hobbies and recreation. To the front, an expansive space allows for ample OFF ROAD PARKING set behind a GATED ENTRANCE giving both security & privacy.

Council Tax band: E

Tenure: Freehold

- Substantial Detached Family Home With A Wealth Of Potential Both Inside & Out
- Enjoying An Envidable 1.57 Acre Plot (stms) Ideal For A Multitude Of Purposes
- Over 2040 Sq. Ft Of Accommodation Including An Attached Double Garage With Potential To Convert (stp)
- Three Well Proportioned Reception Rooms Including A 23' Sitting Room
- Four Double Bedrooms Each Enjoying Tree Lined Views
- Family Shower Room, En-Suite Bathroom & Ground Floor WC
- Large Private Lawn Garden With Secluded Woodland Area & Expansive Paddocks, Ideal For Potential Equestrian Uses
- Double Garage & Expansive Front Driveway With Gated Entrance For Security & Privacy



The property is located in North Walsham, a popular town situated approximately 19 miles from Norwich and 8 miles from Cromer. The property is conveniently located close to the town centre, with a rail link in the town on the Bittern Line which runs from Norwich to Cromer and Sheringham via the Norfolk Broads and stopping at Salhouse, Hoveton and Wroxham, Worstead and North Walsham. North Walsham offers a wide range of amenities including shops, all levels of schools, doctor's surgeries, etc.

SETTING THE SCENE

The property is set back from the street behind tall brick walls with swinging iron gates, allowing for both privacy and security at the front of the home. From here, an open space allows for the parking of multiple vehicles, with access to the double garage coming to the left-hand side of the home.

THE GRAND TOUR

Once inside, a central hallway is the first space to greet you, granting access to all living accommodation within the home, with a porch-style entrance allowing the perfect space to hang coats and shoes before heading into the remainder of the property. Further storage can be found underneath the stairs, with two separate storage spaces. In total, three reception rooms can be found on the ground floor, including a 23' multi-aspect sitting room located to the very left-hand side off the central hallway, sitting on solid wood flooring with uninterrupted views over the rear gardens. Just next door to this is a versatile dining room, currently functioning as a home office space, however, offering the potential for a large dining table or to be used as a smaller sitting room if required. A further family room sits towards the adjacent side of the home, again occupying a dual-facing aspect, allowing the space to bask in natural light, with the space measuring some 15' in length making it suitable for a multitude of uses.

The kitchen sits towards the rear of the home, currently offering a mixture of wall and base-mounted cabinetry with ample room for freestanding appliances, with the potential for this space to be combined with the neighbouring dining room to create a more open-plan feel in time if required. For added convenience, a two-piece WC is located from the ground floor hallway, as well as a sizeable utility room where the central heating boiler system can be found on the external wall.

From the first floor landing, a total of four double bedrooms are on offer, with the two smaller double bedrooms coming towards the very front of the home, and two larger bedrooms at the very rear, each of which benefiting from built-in wardrobes, with the larger of the bedrooms also offering an en-suite bathroom and peaceful views over the woodland and open paddocks behind the home. Each of the remaining bedrooms have shared use of a family shower room, complete with a full tile surround and a ladder radiator.

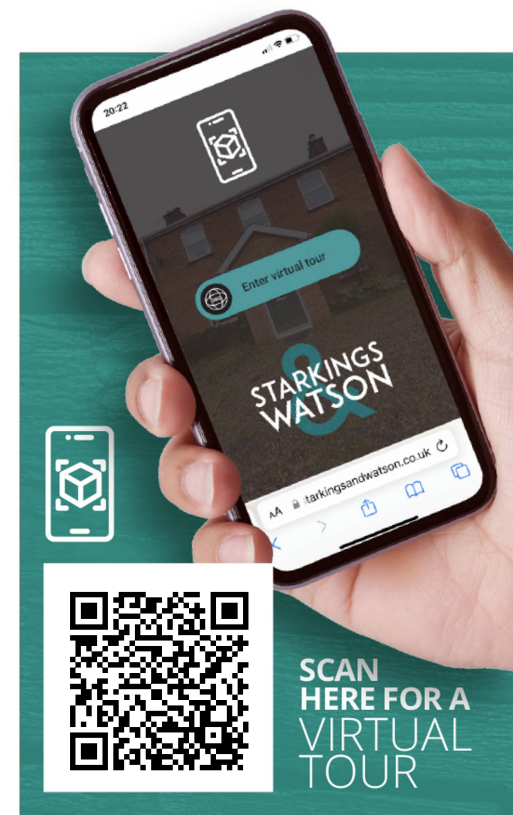
FIND US

Postcode : NR28 9NB

What3Words : ///retail.regular.beakers

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



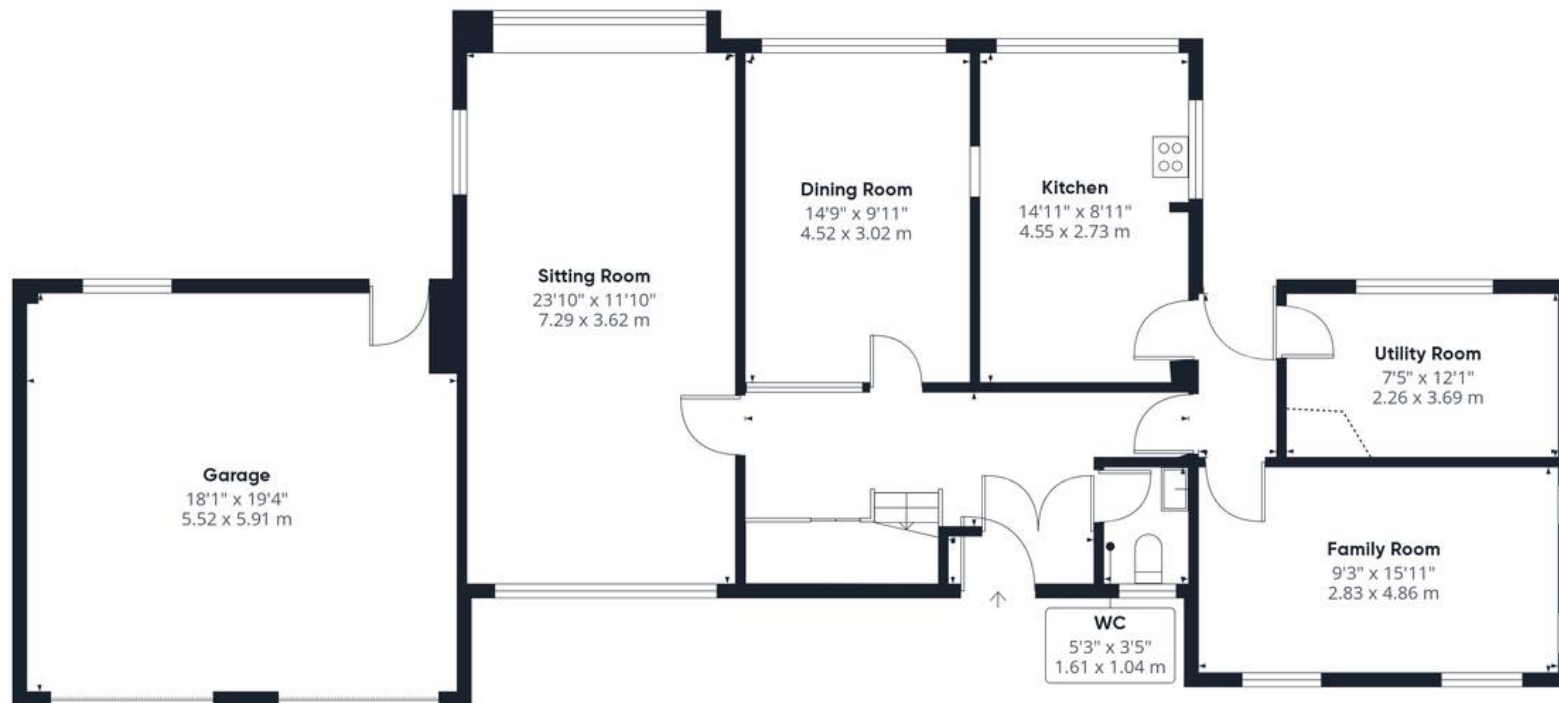




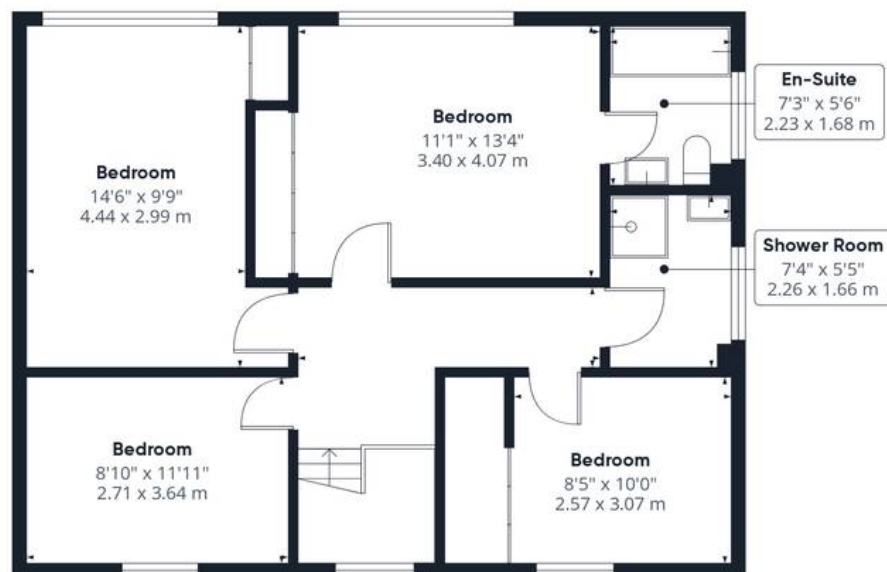
THE GREAT OUTDOORS

Externally, the initial rear garden is a mixture of open lawn space and private woodland areas, creating a private and safe haven for family and friends to enjoy. Towards the very rear of the property, a second secluded woodland leads through to a hidden barn, with the remainder of the paddock fields opening up just behind this. This area hold potential to be used for growing your own fruit and vegetables, to be used for equestrian focused purposes or potentially for further development (stp).





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2539 ft²

235.6 m²

Reduced headroom

6 ft²

0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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