



## NEW ROAD , NORTH WALSHAM, NR28 9DE

£380,000  
FREEHOLD

This absolutely stunning property is a "Must See" with a Mediterranean feel to it. The property is nestled in a quiet location but only a short walk from the quaint market town of North Walsham. The property is within easy access to The Broads, Norwich City and the beautiful coastal towns of Cromer and beyond. The property consists of four bedrooms, two bathrooms, and an ensuite. There is a lovely spacious open-plan kitchen, dining, and living room with bi-fold doors that bring the beautiful decked area in. One of the bedrooms is on the ground floor with a bathroom and a door to a small rear courtyard, making this area self-contained for guests. The rear deck area is great space, ideal for entertaining guests and enjoying alfresco dining. Viewing is highly recommended on this property.

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## NEW ROAD

- Chain free
- Stunning contemporary home
- Open plan Lounge Kitchen Diner
- Ground floor Bedroom bathroom and access to rear courtyard
- Stunning decked garden to the front
- Three bedrooms to the first floor master with ensuite
- Family Bathroom
- Parking to the front
- Part Eco house
- Walking distance to town centre and transport links



### North Walsham

North Walsham is a thriving North Norfolk market town offering a range of shopping facilities including a large Sainsbury's store, a Waitrose, Lidl, all levels of schools including sixth form college, doctors' surgeries, restaurants and leisure facilities including the Victory swimming & fitness centre. The town also has a railway station providing regular services on the Norwich to Sheringham line. The sandy beaches of the North East Norfolk coast are about six miles from the town, the Norfolk Broads are about twelve miles to the south and the city of Norwich is approximately 17 miles distant.

### Overview

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The property consists of four bedrooms two bathrooms and an ensuite. There is a lovely spacious open plan kitchen diner, and living room with bi fold doors that brings the beautiful decked area in. One of the bedrooms is to the ground floor with a bathroom and a door to a small rear courtyard making this area self contained for

guests.

The rear deck area is great space ideal for entertaining guests and enjoy alfresco dining. Viewing is highly recommended on this property.

### Part Eco house information

This property is a part eco house with solar panels for hot water.

Quooker tap

Underfloor heating downstairs

Very well insulated

12KW Boiler

### Entrance Hall

Door the the side , wooden effect flooring and spot lights. Door leading into main living space.

### Kitchen - Breakfast bar

Double glazed window to the rear, wall and base units with marble effect worktops. Sink drainer, quooker tap, , built in fridge freezer and built in range master style oven and hob with extractor fan. Tiled flooring, spotlights and breakfast bar.

### Lounge - Dining room

Bi folds opening to large decked area, wooden effect flooring. Stairs leading to first floor and a door into ground floor bedroom suite and utility room and rear courtyard.

### inner hall

Wood effect flooring, door to rear courtyard and door to front decked area. Doors off to utility room, bathroom and bedroom,

### Utility room / Boiler room

The utility rooms has space and plumbing for a washing machine and tumble dryer along with gas central heating boiler that is 12kw and hot water tank.

### Bathroom

Part tiled bathroom with tiled floor and spotlights. Wall mounted heated towel rail, wash hand basin, WC, bath with shower and glass screen and wall mounted mirror.

### Bedroom

Double glazed window to the front and door to the side to access front decked area, Carpets.

### Landing

Mezzanine landing with skylights, spotlights and doors leading to bedrooms and bathroom.

### Bedroom

Double glazed window to the front, carpets and wall mounted slim line radiator.

### Bedroom

Double glazed floor to ceiling window and door to Juliette balcony to the front. Carpets,, wall mounted slimline radiator and loft access.

### Bedroom

Double glazed floor to ceiling window and door to Juliette balcony to the front. Carpets and wall mounted slimline radiator. door leading into ensuite.

### Ensuite

Double glazed window to the front, part tiled, WC, wash hand basin, heated towel rail and shower cubicle.

### Outside

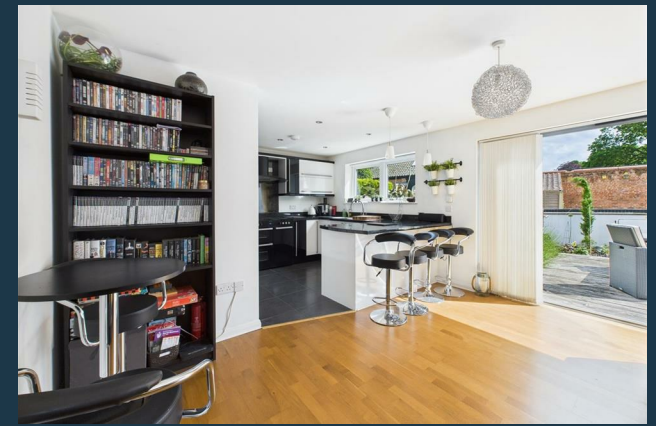
Stunning decked area to the front with plants, shrubs and borders. This space is fantastic for entertaining and enjoying the summer evenings and alfresco dining. There is an area to the side for the barbeque or even an outdoor kitchen. There is a further small courtyard to the rear with a shed and parking to the front.

### Agents note

Council tax TBC

EPC Current - 79C Potential 87B

## NEW ROAD





Ground Floor



Floor 1

Approximate total area<sup>①</sup>

1130 ft<sup>2</sup>  
104.9 m<sup>2</sup>

Reduced headroom

22 ft<sup>2</sup>  
2. m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         | 87        |
| (69-80) C                                   |  | 79                      |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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