

STOBART
& HURRELL

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK


STOBART
& HURRELL


STOBART
& HURRELL


STOBART
& HURRELL


STOBART
& HURRELL


STOBART
& HURRELL


STOBART
& HURRELL

10 Happisburgh Road, North Walsham, Norfolk, NR28 9HB

A much-loved family home for many years, offered to the market with no onward chain, this semi-detached residence presents an exciting opportunity for a new owner to modernise and personalise, creating a wonderful home tailored to their own tastes and requirements. Situated in a sought-after location on the outskirts of the thriving North Norfolk market town of North Walsham, the property enjoys convenient access to a wealth of local amenities, together with road and rail links to Norwich and the picturesque North Norfolk coastline.

Set back from the road behind a low brick wall, the property is approached via a brick-weave driveway providing ample off-road parking and access to a garage. To the rear, a paved terrace extends into a generous and neatly maintained south-west-facing garden, enclosed by mature hedging to provide a pleasant degree of privacy. The garden features a well-kept lawn, paved pathways and seating areas, alongside a greenhouse and useful storage shed, offering plenty of scope for outdoor relaxation, gardening and entertaining.

Internally, the property has been well maintained throughout and offers spacious, versatile accommodation with excellent potential for modernisation. An enclosed porch opens into the entrance hallway, from which doors lead to a ground-floor cloakroom, a comfortable family lounge, a separate dining room with double doors opening onto the rear garden, and a kitchen complemented by a separate utility room and sliding doors providing further garden access. Upstairs, the landing leads to three well-proportioned bedrooms, one benefiting from built-in storage, together with a family bathroom and separate WC.

The property's location is another notable feature, positioned on the fringe of this bustling market town, which offers a comprehensive range of modern amenities. Junior and secondary schools, a dental centre, North Walsham Memorial Hospital, supermarkets, public houses and restaurants are all within approximately a mile, making this a convenient setting for families and a variety of buyers alike.



Semi Detached



House



Older



1 Bathroom
1 Cloakroom



2 Receptions



3 Bedrooms



Tax Band C



Off-Road
Parking



Garage


STOBART
& HURRELL

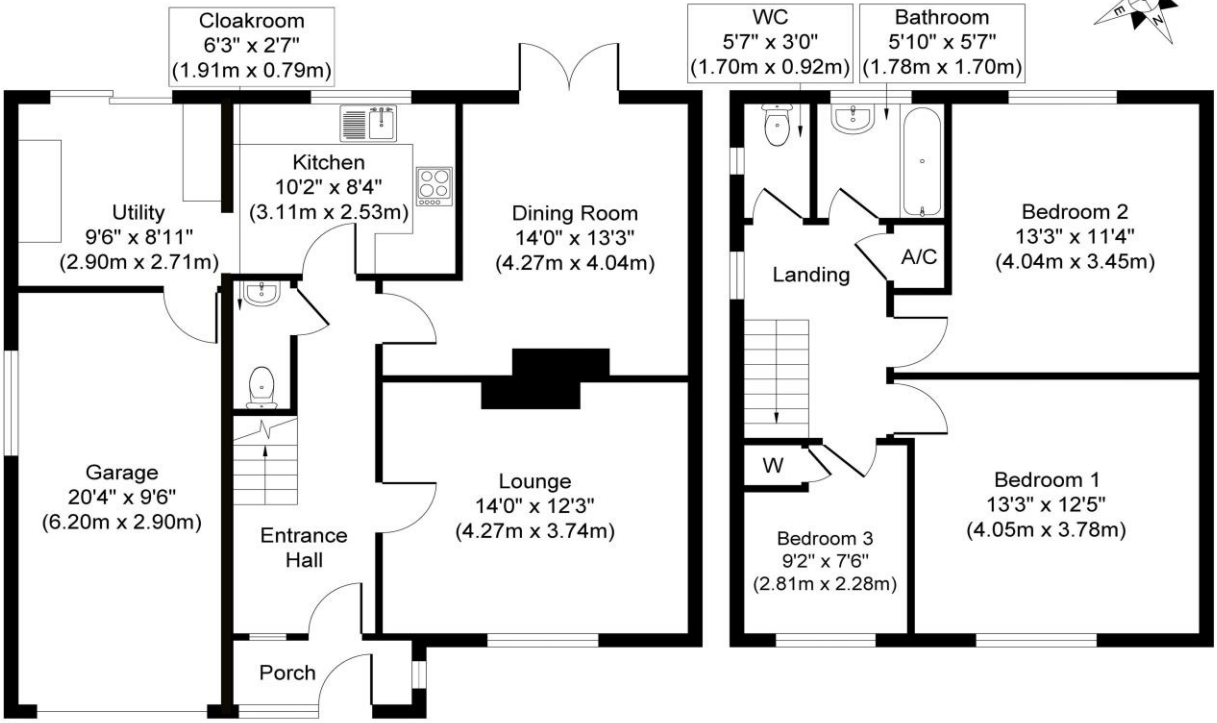

STOBART
& HURRELL


STOBART
& HURRELL


STOBART
& HURRELL


STOBART
& HURRELL

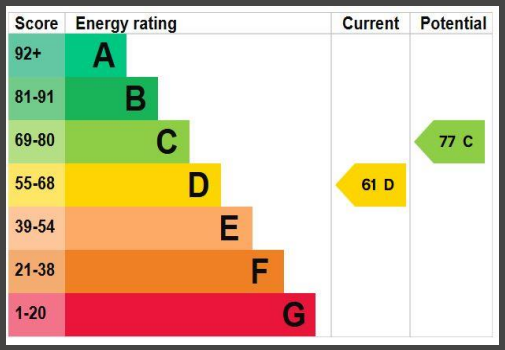

STOBART
& HURRELL



Ground Floor
Approximate Floor Area
655 sq. ft
(60.89 sq. m)

First Floor
Approximate Floor Area
539 sq. ft
(50.11 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.



Stobart & Hurrell
Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk
enquiries@stobarthurrell.co.uk
01603 782 782

BEST ESTATE AGENT GUIDE AWARDS 2024
EXCELLENT SALES
PRINCIPAL PARTNER OnTheMarket



STOBART & HURRELL



STOBART & HURRELL MORTGAGES