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88 Cromer Road, North Walsham, Norfolk, NR28 0HE

A well-presented semi-detached family home, pleasantly positioned on the edge of the thriving market town of North Walsham. The property enjoys a convenient location close to a wide range of local amenities, including independent retailers, supermarkets, library and community centre, schooling for all ages, doctors' and dentists' surgeries, together with a selection of bars, cafés, restaurants and leisure facilities.

Set well back from the road and occupying a generous plot, the property is approached via a shingle driveway providing ample off-road parking. To the rear, a garage and paved terrace lead onto a spacious and neatly maintained lawn garden, bordered by mature shrubs and established trees. A timber summer house provides a useful additional space and further complements the garden.

Internally, the property is well presented throughout and offers comfortable family accommodation. An open porch leads into the entrance hallway, with doors opening into a welcoming sitting room featuring a characterful fireplace, and an open-plan kitchen/dining room with a further fireplace. Double doors from the dining area open directly onto the rear garden, creating a pleasant connection between the indoor and outdoor living spaces. A separate cloakroom completes the ground floor. To the first floor are three well-proportioned bedrooms, two of which benefit from built-in storage, together with a modern family bathroom.

The property's location further enhances its appeal, with the sandy beaches of the north-east Norfolk coastline approximately six miles away and the Norfolk Broads around twelve miles to the south. The cathedral city of Norwich is approximately seventeen miles away, providing excellent access to a wider range of shopping, cultural and leisure facilities.

Semi Detached

House

Older

1 Bathroom
1 Cloakroom

2 Receptions

3 Bedrooms

Tax Band C

Off-Road Parking

Garage

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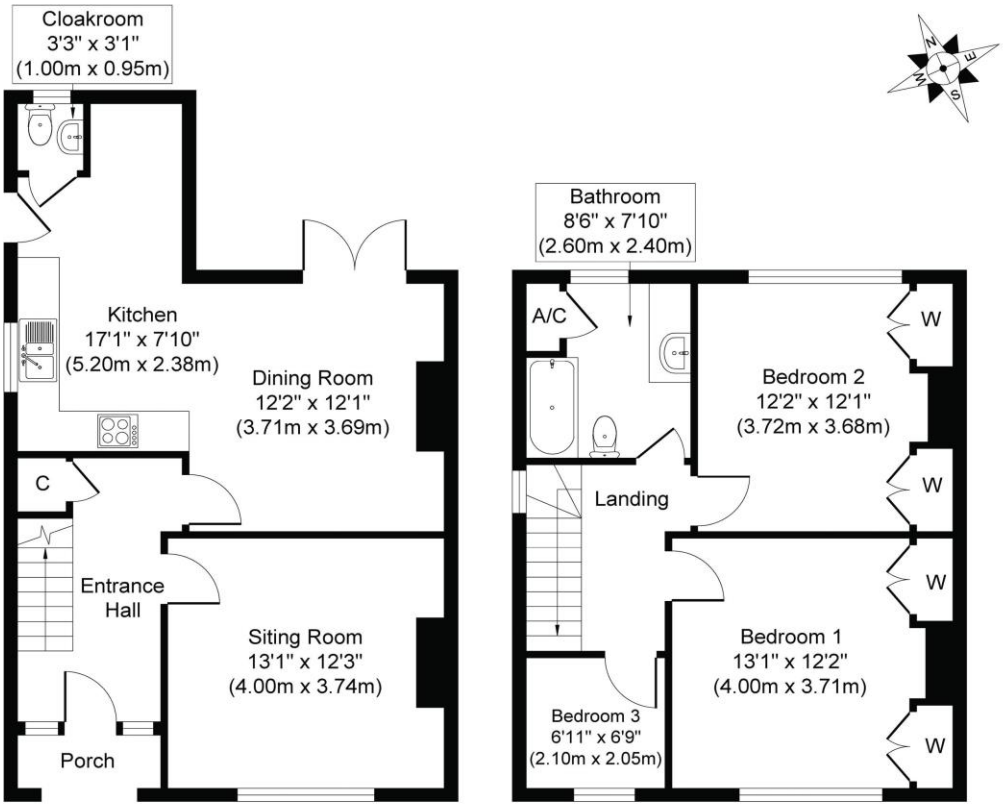
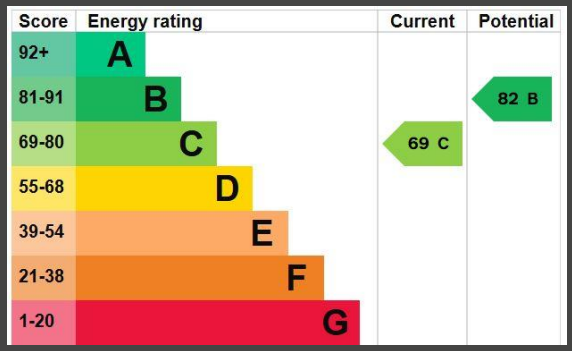


Ground Floor
Approximate Floor Area
570 sq. ft
(52.98 sq. m)

First Floor
Approximate Floor Area
501 sq. ft
(46.58 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.



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