



10 BEARS ROAD

Paston, North Walsham, NR28 9TH

£525,000

Freehold

10 Bears Road

Paston
North Walsham
NR28 9TH

£525,000

Freehold

- Beautifully presented four-bedroom detached home in the peaceful village of Paston
- Stunning, uninterrupted countryside views to the rear
- Spacious and versatile accommodation of approximately 1,564 sq ft
- Generous living room, bright sunroom and open-plan kitchen/dining room
- Gated gravel driveway and additional parking area
- Utility room and ground floor WC
- Easy access to North Walsham, the coast at Mundesley and the Norfolk Broads

Agents Note

Council Tax: D

Broadband Speed: 40mbps

Mains gas, water, electricity and sewerage

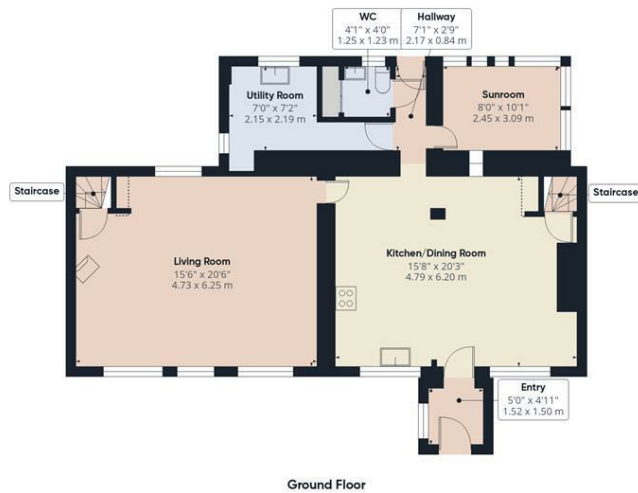
Nestled in the quiet North Norfolk village of Paston, this beautifully presented four-bedroom detached home enjoys a wonderfully peaceful setting with uninterrupted countryside views stretching beyond the rear garden. Designed for both comfort and sociable living, the home offers over 1,500sqft of bright and versatile accommodation, where a welcoming living room sits alongside a generous open-plan kitchen and dining space that naturally becomes the heart of the home.

A charming sunroom provides the perfect spot to relax while taking in the ever-changing rural outlook, while practical additions such as a utility room and ground floor WC make everyday living effortless. Upstairs, four spacious double bedrooms are arranged around a long landing and are served by both a family bathroom and a separate shower room, with the characterful touch of dual staircases adding a sense of individuality to the layout.

Outside, the gardens open out towards rolling fields, creating a tranquil backdrop, while a gated gravel driveway and additional parking area offer ample space for vehicles. Altogether, this is a home that captures the essence of Norfolk village living — peaceful, spacious and perfectly placed for easy access to North Walsham, the sandy beaches of Mundesley and the beautiful Norfolk Broads.







Ground Floor



Floor 1

Approximate total area^m

1564 ft²
145.3 m²

Reduced headroom

8 ft²
0.7 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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
		78
		63



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