





**Bethany Stow Heath Road, Felmingham North Walsham NR28 0LR**

william h brown

***welcome to***

## Bethany Stow Heath Road, Felmingham North Walsham

This charming mid 19th century home, situated in the rural village of Felmingham would make an ideal family home, being sold with NO ONWARD CHAIN, this property boasts open plan, living, driveway parking and beautiful countryside views, whilst being only 3 miles away from the nearest town!













## Description
Escape to the countryside with this character-filled mid-19th-century gem. Being sold with NO ONWARD CHAIN, the property offers accommodation comprising entrance hall, cloakroom, lounge with doors opening onto terrace area & a woodburner and a kitchen/ diner on the ground floor. The first floor boasts a master bedroom with en-suite bathroom and beautiful countryside views, two further bedrooms and a family bathroom. Externally, there is ample driveway parking, and a wrap-around garden mainly laid to lawn with mature hedging and trees.

Felmingham is a small village just 2 miles from North Walsham and 5 miles from Aylsham. It is perfect for those looking for the quiet, countryside lifestyle, it has a village shop and an abundance of scenic walks including direct access to Weaver's Way, a 61 mile footpath between Aylsham and Great Yarmouth. The footpath roughly follows the disused trackbed of the Aylsham-Yarmouth route of the Midland and Great Northern Joint Railway. North Walsham and Aylsham are market towns within 5 miles, both of which have excellent public transport links, supermarkets, schools and doctors surgeries. Mundesley is the closest coastal village, approximately 7 miles away by car where you can enjoy a day out on the picturesque North Norfolk coast.

## Entrance Hall
A tiled floor entrance hall, accessible via double-glazed front door, leads to the stairs and a downstairs cloakroom.

## Cloakroom
WC, wash hand basin and tiled flooring.

## Living Room
Original brick-built fireplace with wood burner, fitted carpet, two radiators, two double-glazed front windows, and large bifold doors opening onto the decking and garden.

## Kitchen / Dining Room
Kitchen comprising a range of wall and base units with worktops over, integrated dishwasher, space for a washing machine, ceramic one-and-a-half bowl sink with drainer, tiled splashbacks, and a range-style oven with extractor hood over. Tiled flooring, inset ceiling spotlights, two double-glazed rear windows, and a Dutch door leading to the decking area.

## Landing
Carpeted stairs lead to the open landing.

## Bedroom One
Fitted carpet, double glazed floor-to-ceiling window to rear aspect and a double glazed window to front aspect. Door leading to en suite.

## En-Suite Bathroom
Three-piece suite comprising WC, pedestal wash hand basin and bath with shower over, wood flooring, pannelled walls, heated towel radiator, and double-glazed window to side aspect.

## Bedroom Two
Fitted carpet, radiator, and double-glazed window to the front aspect.

## Bedroom Three
Fitted carpet, radiator, and double-glazed window to the rear aspect.

## Family Bathroom
Three-piece suite comprising WC, pedestal wash hand basin and bath with shower over, vinyl floor flooring, fully tiled walls, heated towel radiator, and double-glazed window to rear aspect.

## Exterior
Generous rear garden with raised decking, large lawn, brick-built outbuilding and greenhouse. To the front, a shingled driveway provides ample off-road parking for multiple vehicles. Situated in a popular Norfolk village surrounded by open countryside.

## Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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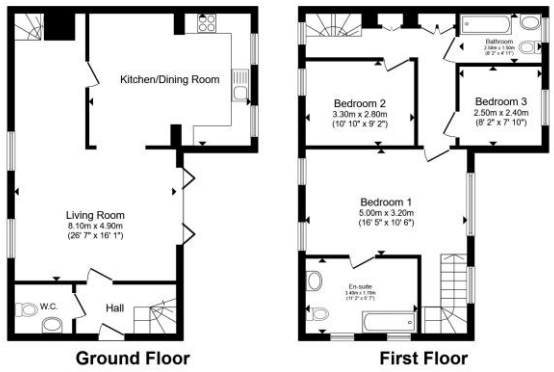


*welcome to*

# Bethany Stow Heath Road, Felmingham North Walsham

- No Onward Chain
- Ample Driveway Parking
- Three Bedrooms - Master with En-Suite Bathroom
- Rural location & Field Views
- Spacious Garden

Tenure: Freehold EPC Rating: D
Council Tax Band: B




Total floor area 112.9 m² (1,215 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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offers in excess of

## £375,000










Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
NWM110237 - 0004

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