



**STOBART
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



Shire Cottage, Grammar School Road, North Walsham

Norfolk, NR28 9JH

Shire Cottage is a charming home offered with no onward chain, ideally situated in the heart of the vibrant market town of North Walsham. Perfectly placed for everyday convenience, the property enjoys close proximity to an excellent range of local amenities including independent shops, supermarkets, a library and community centre, schools for all ages, medical facilities, as well as a variety of cafés, restaurants, bars and leisure options.

Set back and neatly screened from the road, the home is approached via a gravelled driveway leading to off-road parking, a garage, and a front lawn garden enhanced by mature planting.

Inside, the property is well-presented and offers a wonderful opportunity for a new owner to personalise and make it their own. The entrance hallway leads to a cloakroom, a fitted kitchen, and a spacious lounge-diner, ideal for everyday living and entertaining. Upstairs, there are two bedrooms, both benefiting from built-in storage, alongside a family bathroom.

Further enhancing its appeal, Shire Cottage lies just six miles from the sandy beaches of the North East Norfolk coastline, approximately twelve miles from the tranquil waterways of the Norfolk Broads, and around seventeen miles from the historic city of Norwich, making it perfectly positioned to enjoy the very best of coast, countryside and city life.



Link
Detached



House



Older



1 Bathroom
1 Cloakroom



1 Reception



2 Bedrooms



Tax Band C

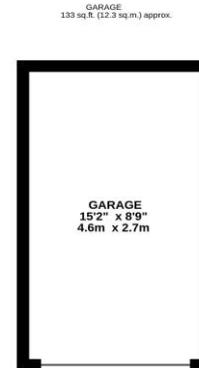


Off-Road
Parking



Garage





TOTAL FLOOR AREA : 832 sq.ft. (77.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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