







26 Cromer Road I I North Walsham I NR28 0HD

£750,000

** ONE ACRE PLOT (STMS) ** This beautifully appointed 6 bedroom period property occupies a generous plot with swimming pool, outbuildings and mature gardens in the historic centre of North Walsham and would make an ideal family home!

Built in 1901 and inspired by the Arts and Crafts movement of the late 19th century, this substantial Edwardian villa offers a wealth of character features and occupies a 1 acre plot (STMS) in the historic centre of North Walsham town and within walking distance of town amenities, shops, schools and public transport links to Norwich & North Norfolk coast.
The property offers accommodation comprising original front veranda leading into entrance hall, living room with doors into garden, formal dining room, kitchen with breakfast room, utility room/pantry, shower room and brick store buildings on the ground floor. On the first floor, you will find five bedrooms, four piece family bathroom and access to the original front balcony. A fixed staircase leads you onto the second floor where you will find a sixth bedroom and a large attic room used for storage.
Externally, the property occupies an approximately 1 acre plot (STMS) with entrance gate leading you into a shingle driveway with turning circle surrounded by mature trees and bushes. At the rear of the property is a detached garage building, outdoor swimming pool, large lawned area and a plethora of mature shrubs, flowers, fruit trees and copper beech trees offer privacy, seclusion and natural splendour in equal measure.

The property oozes charm and period features including internal & external stained glass windows, ceiling roses, high ceilings, picture rails, hand crafted staircases and original fireplaces.

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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.

Location
North Walsham is a historic market town in North Norfolk sitting 15 miles north of Norwich. It features a traditional Thursday market, the 17th-century Market Cross, and the towering ruins of St. Nicholas Church. The town serves as a key rural hub for surrounding villages and offers an array of shops, amenities, schools, community events and public transport links to Norwich and North Norfolk.

Accommodation Comprises
Door to

Entrance Hall
At the front of the property is a covered verandah with offering a pleasant South facing seating area and storage area. The original entrance door with stained glass feature leads you into an impressive entrance hall with parquest flooring, stairs to first floor, fireplace with wood burner, telephone point and ornate tiled flooring

Living Room
French doors leading into the garden, windows to front and side aspects, picture rail, fireplace, TV point, radiator and carpeted flooring

Dining Room
Bay window to front aspect, fireplace, rose ceiling fixture, radiator and wooden flooring

Breakfast Room
Window to side aspect, storage cupboards, radiator and vinyl flooring

Kitchen
Fitted kitchen with range of wall and base units with work surfaces over, eye level oven, electric hob with cooker hood above, stainless steel sink drainer, plumbing for dishwasher, window to side aspect, space for fridge freezer and vinyl flooring

Utility Room/Pantry
Plumbing for washing machine, space for tumble dryer and fridge freezer, fitted shelving and sash window to side aspect

Shower Room
Suite comprising shower cubicle with electric shower, WC, wash hand basin, extratcor fan, heated towel rail, sash window to side aspect and vinyl flooring.

First Floor Landing

Bedroom One
Windows to front and side aspects, fitted cupboards, radiator and wooden flooring

Bedroom Two
Bay window to front aspect, radiator and wooden flooring

Bedroom Three
Window to side aspect, wash basin, radiator, carpeted flooring

Bedroom Four
Window to side aspect, wash basin, radiator and carpeted flooring

Bedroom 6/Art Room
indow to front aspect and door onto balcony

Second Floor Landing

Bedroom Five
Window to side aspect and carpeted flooring

Attic Room
Easy access boarded attic room for storage with porthole window.

Exterior
At the front of the property is a gated entrance with mature trees and bushes to right and left leading through to a turning circle and ample driveway parking. The property occupies an approx. 1 acre plot mainly laid to lawn with copper beech, fruit trees, mature shrubs, plants and flowers in all directions. The garden also benefits from an outdoor swimming pool, detached garage outbuilding and garden sheds for storage. Furthermore, the property is secured with a home alarm system.

Brick Outbuildings
At the rear of the property you will find two brick outbuildings used as store sheds for kitchenware and garden equipment

Local Authority
North Norfolk Council - Tax Band F

Tenure
Freehold

Utilities
Ultrafast Broadband available.
Mains gas, water and electricity.

Disclaimer
To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is
payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the
transaction, any additional parties checks will be covered by these fees.

This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.

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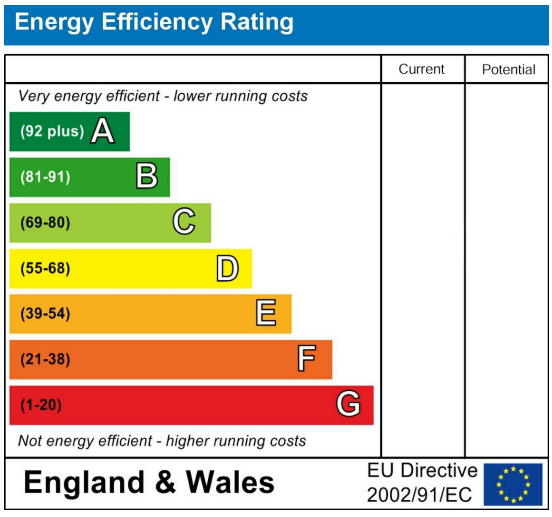












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.