



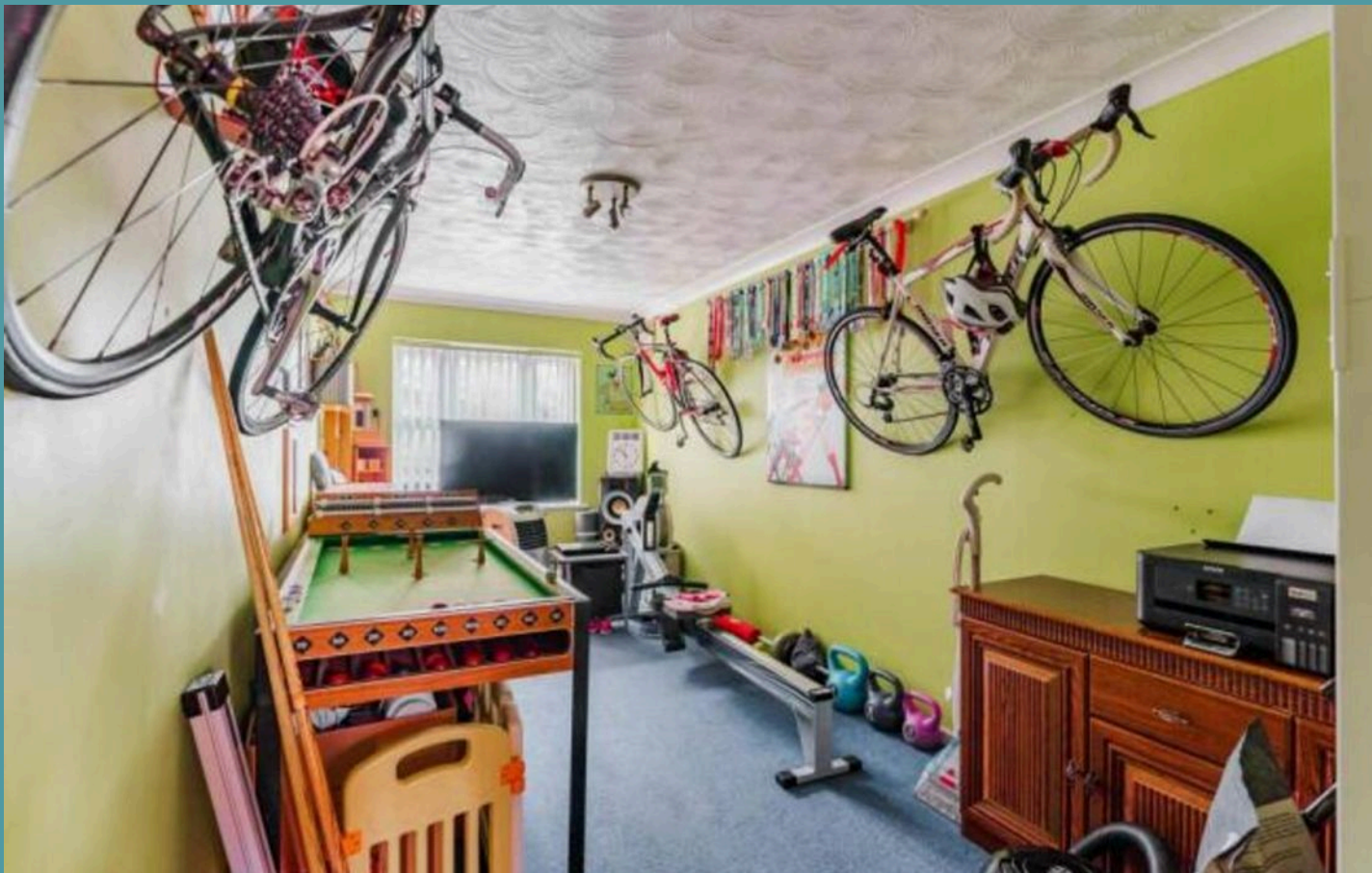
29 Sampson Road, North Walsham
£325,000

29 Sampson Road

North Walsham

Step into modern family living with this beautifully presented detached home, ideally located in the thriving market town of North Walsham. Recently re-decorated and thoughtfully updated, the property offers spacious and flexible accommodation throughout. Highlights include a brand-new contemporary kitchen/dining room with French doors to the garden, a cosy sitting room with feature fireplace, and a versatile ground-floor room perfect as a gym, office, or guest bedroom. With four well-sized bedrooms, a stylish family bathroom, and a practical utility/boot room, this home is perfectly equipped for everyday living. Outside, enjoy a private lawned garden, a garden room ideal for entertaining or relaxation, and a driveway providing ample off-road parking, everything you need for comfortable and convenient family life.





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Location

Sampson Road in North Walsham is a quiet residential street situated within easy reach of the town centre, offering a balanced lifestyle with both convenience and community appeal. The area is popular with families and retirees, thanks to its proximity to well-regarded local schools such as North Walsham Junior School and the recently modernised North Walsham High School, which also hosts The Atrium, a community arts and education hub. For younger children, several nurseries and primary schools are within walking distance. Healthcare needs are well supported, with the North Walsham and District War Memorial Hospital just a short drive away, alongside local GP surgeries and pharmacies easily accessible in town. Daily essentials are well catered for, with a variety of shops nearby including a supermarket, post office, bakery, and independent retailers. Larger chain stores and local markets can be found in the town centre, less than a mile from the road.

Public transport links are excellent, with North Walsham railway station nearby, offering direct services to Norwich and the coast, while local bus routes connect to surrounding villages and market towns. Road users benefit from the close proximity to the A149, providing straightforward access to coastal resorts and the Norfolk Broads.





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At the heart of the home lies a brand-new kitchen and dining room, thoughtfully designed with contemporary cabinetry, integrated oven, and a stylish breakfast bar unit, perfect for both casual meals and entertaining. The dining area is bathed in natural light through French doors that open directly onto the garden, enhancing the indoor-outdoor living experience.

Complementing the kitchen is a functional utility room/boot room, providing ample space for laundry appliances and additional storage – ideal for busy family life. The spacious sitting room serves as a welcoming space, complete with a decorative feature fireplace that adds warmth and character, making it an inviting space for relaxation or hosting guests.

A versatile ground-floor room is currently utilised as a home gym but could easily serve as a home office, fifth bedroom, or additional storage room, depending on your needs. A convenient WC completes the ground floor layout.

Upstairs, the home offers four well-proportioned bedrooms, catering to families of all sizes, and a family bathroom.



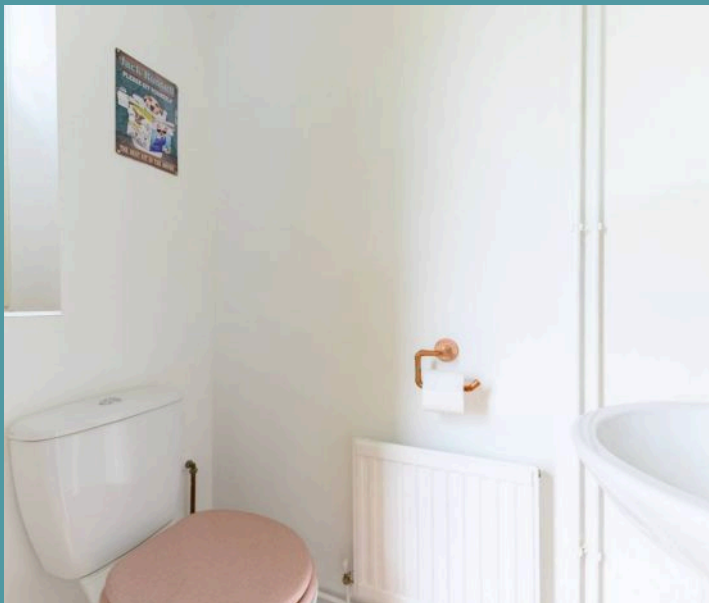


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Outside, the property continues to impress with a well-maintained and private rear garden. The garden features a generous lawned area, a timber storage shed, and a charming garden room – ideal for garden furniture, a summer seating area, or even a hot tub. To the front, a private driveway provides off-road parking for multiple vehicles.

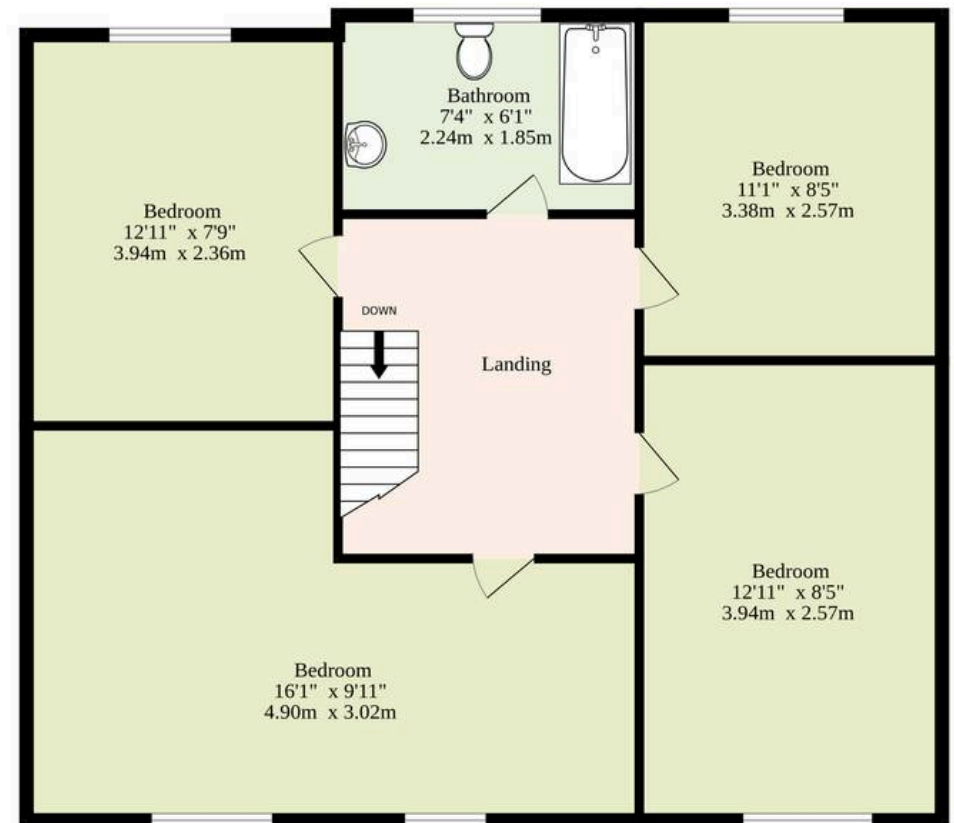
- Link-detached residence positioned in the market town of North Walsham
- Perfect family home with spacious and flexible accommodation that has recently be re-decorated
- Brand new kitchen/dining room equipped with contemporary cabinetry, an integrated oven and a breakfast bar unit
- Functional utility room/boot room for laundry appliances and additional storage
- Spacious sitting room accentuated by a decorative feature fireplace, inviting relaxation and entertaining
- Versatile room that is currently utilised as a home gym, with the option to be an office, bedroom or storage
- Four bedrooms that vary in size and a family bathroom
- Well-maintained and private garden, with a laid to lawn, a timber storage shed and a garden room, ideal for seating arrangements or a hottub
- A driveway providing off-road parking
- Close to local shops, schools, healthcare facilities and transport links



Ground Floor
714 sq.ft. (66.3 sq.m.) approx.



1st Floor
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 1279 sq.ft. (118.8 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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