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### Location

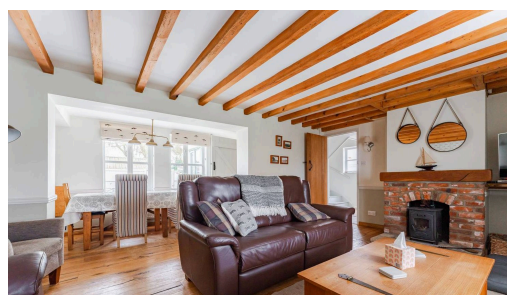
Waxham Road in Sea Palling is part of a charming coastal village in Norfolk, just a short walk from the golden sandy beaches of Sea Palling. The area is well-known for its scenic beauty, offering proximity to the Norfolk Coast Area of Outstanding Natural Beauty. Local amenities include a small selection of shops, a post office, and eateries catering to both residents and visitors. The nearest railway station is Worstead, approximately 8 miles away, and Norwich International Airport is about 16 miles, providing good transport links for commuters and holidaymakers. Sea Palling's quiet and family-friendly atmosphere, coupled with access to outdoor activities such as coastal walks and water sports, makes it a sought-after location for both residents and those seeking a second home.



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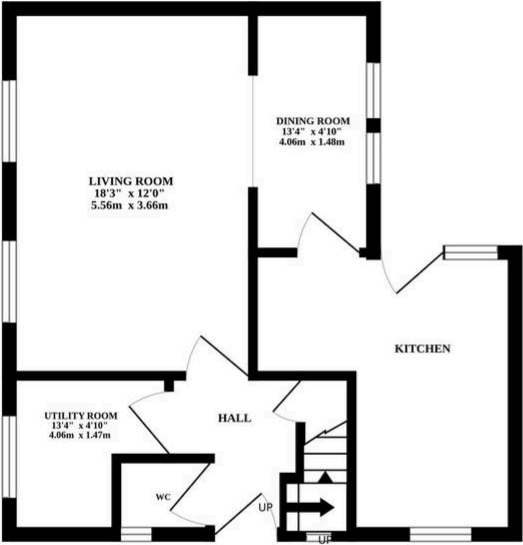
The ground floor begins with an entrance hall offering useful storage beneath the stairs and access to a cloakroom for added convenience. The sitting room boasts a charming brick fireplace with a wood burner, exposed beams, and a welcoming ambience, while the adjoining dining area offers a cosy space for family meals. The kitchen stands out with built-in cabinets, generous countertop space, and a practical layout ideal for meal preparation. Integrated appliances, a breakfast bar, and access to the courtyard garden further enhance its functionality. The utility room adds practicality with a butler sink, worktops, and space for laundry appliances.

Upstairs, the master bedroom benefits from a skylight, rear-facing window, and built-in wardrobes, creating a bright and organised space. The second bedroom enjoys a front-facing window and offers access to the loft, making it ideal for a variety of uses. The third bedroom features sloping ceilings and a front-facing window, adding character to the space. The fourth bedroom, with a rear-facing window and inset lighting, is compact yet versatile, perfect for use as a home office or nursery. The family bathroom is stylishly equipped with a bath, shower enclosure, vanity unit, and modern fixtures, completing the first floor.

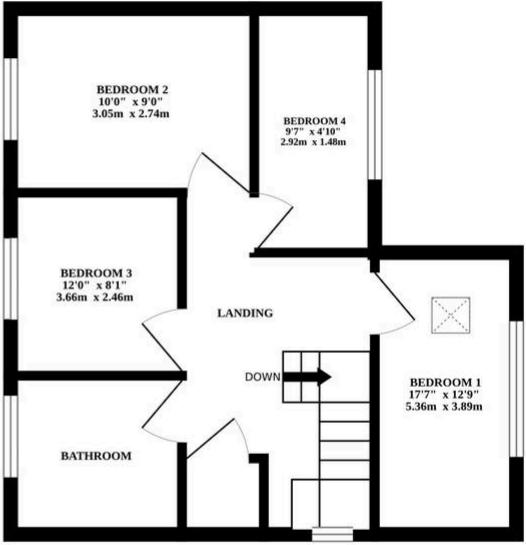
Outside, the property features a shared driveway, offering off-road parking, leading to a picturesque seaside-themed courtyard garden with cobbled pathways, raised planting beds, and seating areas. A separate garden further along the driveway provides additional outdoor space with a lawn, summer house, and storage shed. This area offers potential for additional uses, including



GROUND FLOOR



1ST FLOOR



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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