



## Quiet Acres Station Road, Worstead

In Excess of £500,000



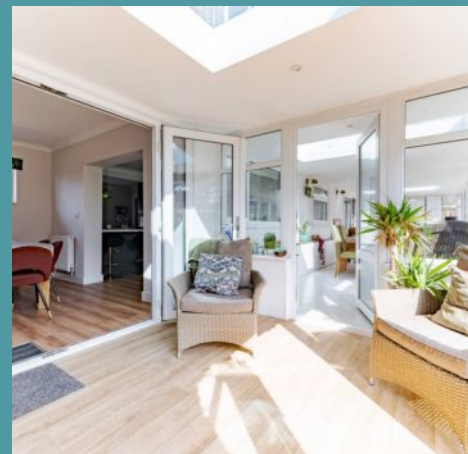
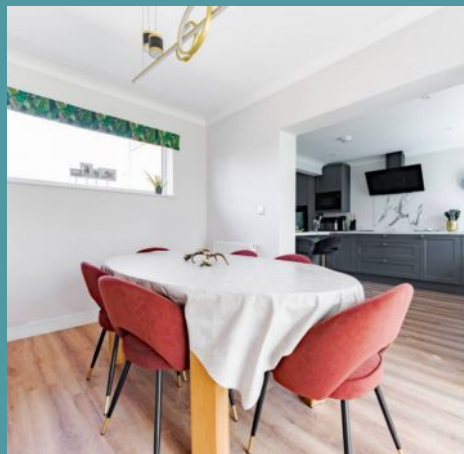
# Quiet Acres Station Road

Worstead, North Walsham

Set in the Norfolk village of Worstead, is this remarkable detached residence that presents an opportunity to secure a beautiful family home with a flexible and spacious layout that can adapt to your personal preferences and style. Showcasing a spacious sitting room accentuated by a wood burner, a grand garden room that extends the length of the rear, a stunning kitchen/breakfast room opening into a dining area, four double bedrooms, a family bathroom and a shower room. Externally, you will find an expansive garden, a brick-weave driveway and a garage for storage options. Don't miss the chance to acquire this exceptional home and experience a close-knit community feel.

## Location

Worstead is a village located in the county of Norfolk. Situated in the north-eastern part of the county, it is approximately 7 miles southwest of the coastal town of Cromer and around 10 miles from the market town of North Walsham. Historically, Worstead was known for its thriving wool industry, and the village's name is believed to be derived from the Old English words "wor" (meaning wool) and "stede" (meaning place), highlighting its association with wool production. Today, the village retains much of its rural charm and is surrounded by picturesque countryside, making it a peaceful spot for those seeking a quiet, scenic location. The area is also well-connected to nearby towns and cities, offering a blend of tranquillity and convenience.







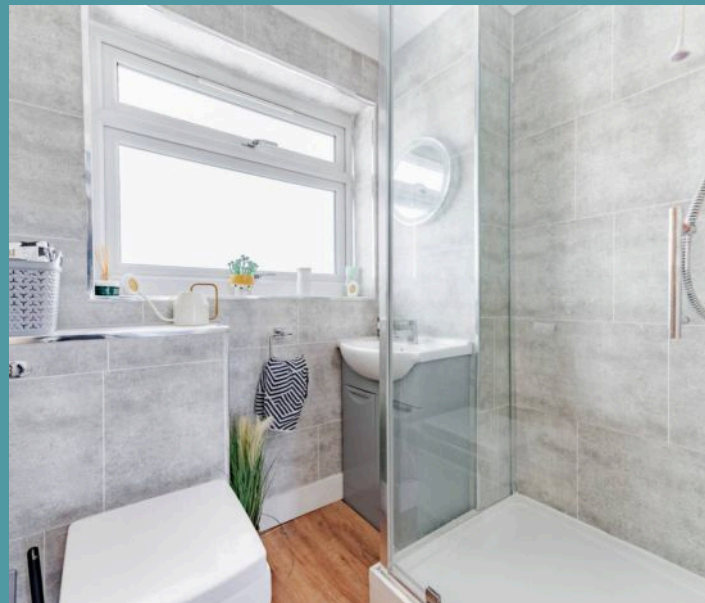
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Worstead, North Walsham

Step inside, where you are greeted by a bright and airy entrance hall, complemented nicely by a convenient shower room. Capturing your attention is the spacious sitting room, accentuated by the warmth of a charming wood-burner, providing the perfect ambience for relaxation and entertaining. Connecting seamlessly to this inviting space is the grand garden room, extending the full length of the rear of the property. Flooded with an abundance of natural light, this versatile room allows you to enjoy the beauty of the outdoors from the comfort of your own home.

At the heart of the home lies a kitchen/breakfast room, equipped with high-quality fixtures and fittings, including contemporary wall and base units, integrated appliances, a breakfast bar unit and plenty of storage space, to elevate your cooking experience. It flows into a dining area, encouraging intimate family meals and hosting gatherings with loved ones.

Ascend the staircase to the first floor, where you will encounter four double bedrooms, each thoughtfully designed to offer the utmost comfort and relaxation. The fourth bedroom has the versatility to be a home office, dressing room or guest room, depending on your own requirements. Completing the upper floor is a family bathroom, comprising of a modern three piece suite, accommodating all residents in the household.



- Remarkable detached residence sitting in the Norfolk village of Worstead
- Beautiful family home with flexible and spacious





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Stepping outside, where you will find an expansive enclosed garden, offering endless possibilities for outdoor activities and relaxation. A large patio area provides the perfect setting for al fresco dining, while a storage outbuilding offers practical solutions for outdoor equipment and maintenance tools. At the front of the residence is a brick-weave driveway providing ample off-road parking, complemented by a garage, ensuring convenience and security for your vehicles, all set against a backdrop of picturesque countryside fields.

Enhanced by recent updates including a brand new roof, heating system, electrics, and double glazed windows, this property offers a turn-key solution for modern living, allowing you to move in and start enjoying your new home from day one.

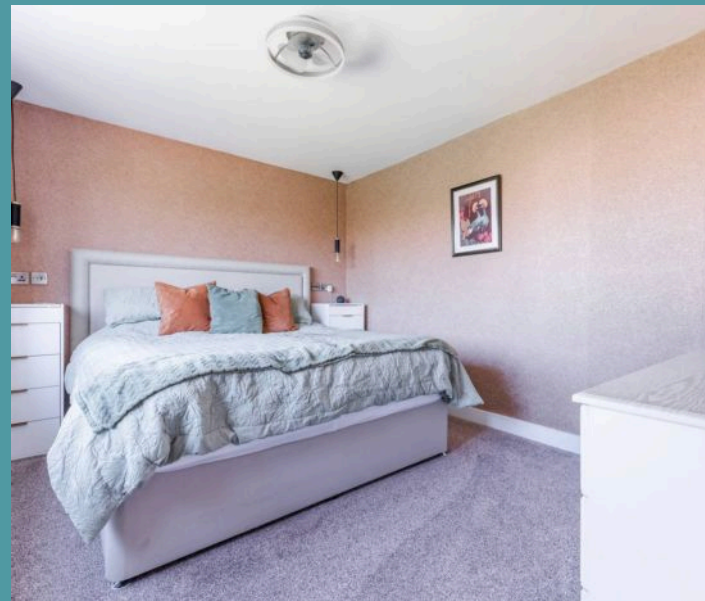
### Agents notes

We understand that this property is freehold.

Connected to mains water and electricity.

Heating system installed in 2022.

Council Tax Band: E







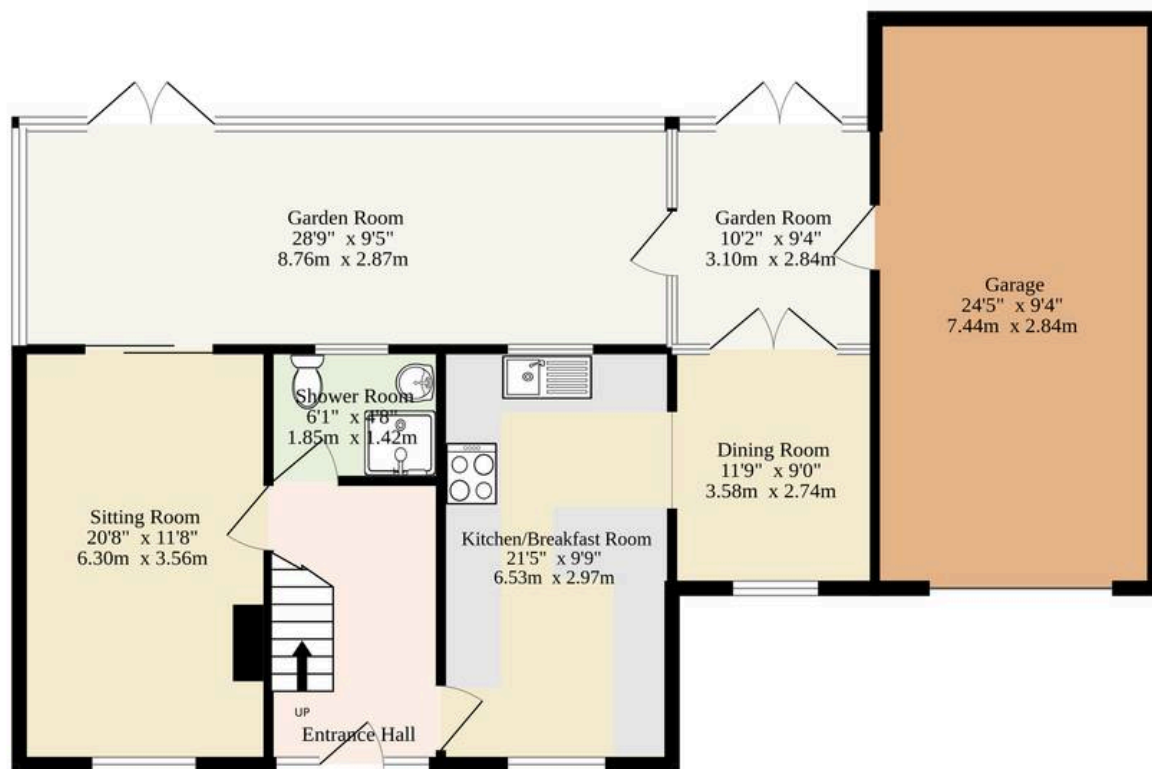
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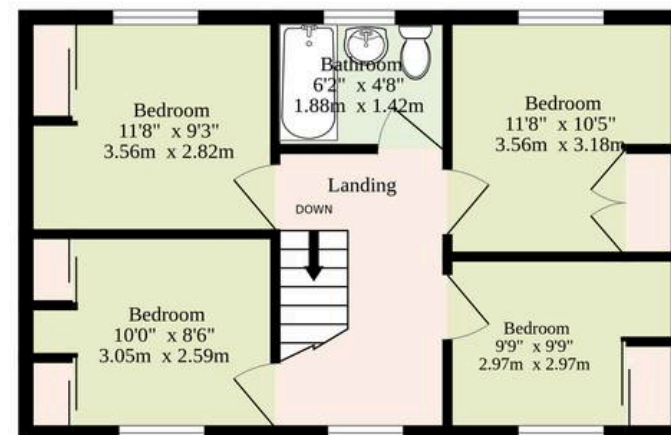
- Remarkable detached residence sitting in the Norfolk village of Worstead
- Beautiful family home with flexible and spacious accommodation that can adapt to your own preferences and style, with the potential to extend (stpp)
- Spacious sitting room accentuated by a charming wood-burner, inviting relaxation and entertaining
- Grand garden room that extends the full length of the rear, filled with an abundance of natural light, allowing you to enjoy the outdoors within the comfort of your home
- Kitchen/breakfast room equipped with high-quality fixtures and fittings, that opens into a formal dining room
- Four double bedrooms, a family bathroom and a ground floor shower room
- Expansive garden offering endless possibilities for outdoor activities and enjoyment, with a large patio area and a storage outbuilding
- Brick-weave driveway providing ample off-road parking and a garage for storage options, with a backdrop of countryside fields
- Brand new roof, heating system, electrics and double glazed windows
- Serene setting with a close-knit community, offering local shops, a church, a community centre, bus routes and a train station



Ground Floor  
1290 sq.ft. (119.8 sq.m.) approx.



1st Floor  
541 sq.ft. (50.3 sq.m.) approx.



Sqft Includes The Garage

**TOTAL FLOOR AREA : 1831 sq.ft. (170.1 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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