



## 8 Ewing Road, North Walsham

In Excess of £250,000

# 8 Ewing Road

North Walsham, North Walsham

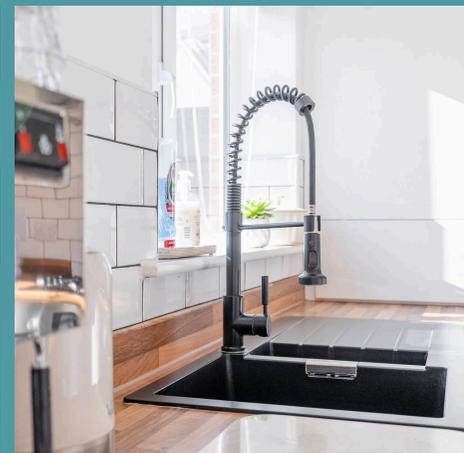
This beautifully presented modern semi-detached home offers a spacious and practical layout, ideal for family living. Located in a popular area, it features off-road parking with a carport, ensuring sheltered parking throughout the year. The property benefits from a bright lounge, a well-equipped kitchen/diner with French doors leading to the south-facing garden, and three bedrooms, including an en-suite to the master. Externally, the garden is mainly laid to lawn with a large patio area, pergola, and a timber-built garden shed. With the vendors having already found a property they wish to purchase, this is a fantastic opportunity to own a lovely home in a sought-after location.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





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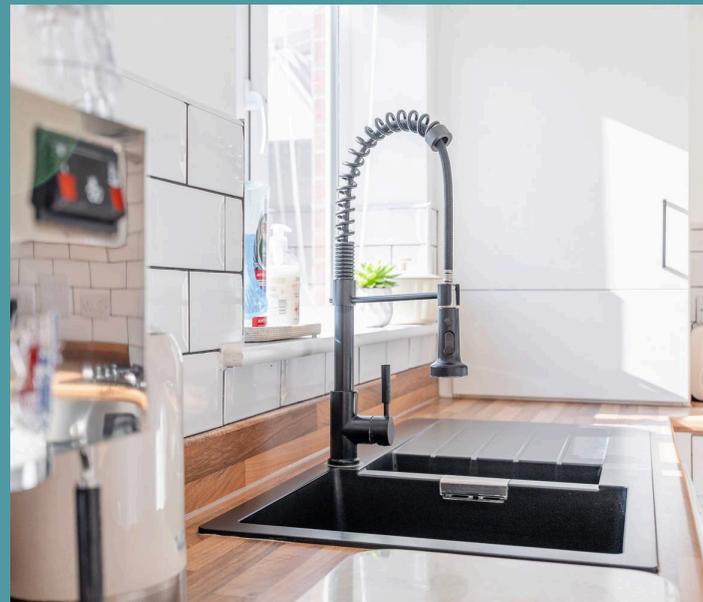
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### The Location

North Walsham is a bustling market town offering schooling for all ages, easy access to the city and also the North Norfolk coast plus all essential shops and amenities plus its local train station which is approx 0.8 miles away. You can walk to attend a weekly market in the town centre, a range of supermarkets, GP surgeries, parks and schools for all ages are also available. You can find the UEA, Science park & University hospital around 18 miles away, 12 miles to Norwich Airport, 15 miles to Norwich Railway Station giving access to London and further afield plus 8.3 miles to Cromer.

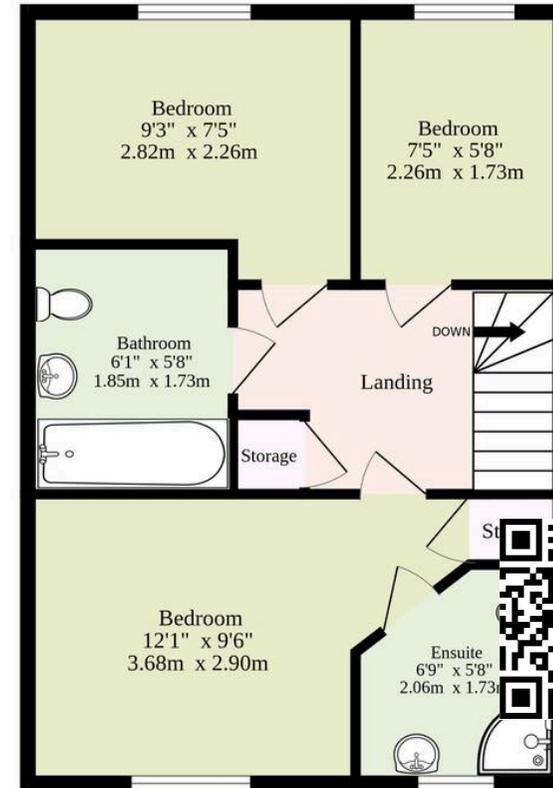
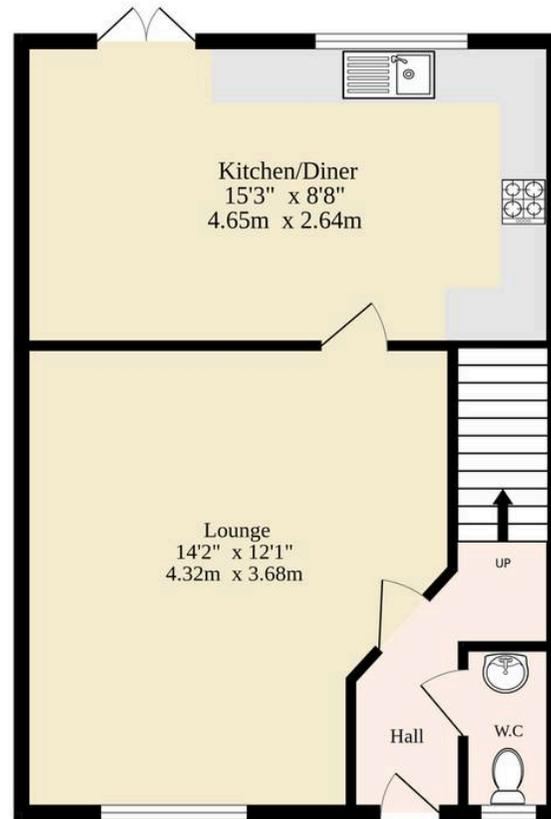
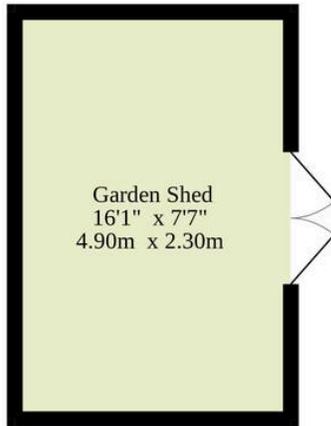
### Ewing Road, North Walsham

This modern semi-detached home is beautifully presented throughout and offers a fantastic living space ideal for family life. The property is set in a popular location and comes complete with off-road



Ground Floor  
483 sq.ft. (44.9 sq.m.) approx.

1st Floor  
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 830 sq.ft. (77.1 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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