



## 15a Hillside, East Barsham - NR21 0LE

£270,000 - £280,000 Freehold

Enjoying far-reaching countryside views and set within a peaceful village setting, this spacious semi-detached home offers generous living space and well-planned features throughout. The accommodation includes a bright lounge with bi-folding doors leading into a modern fitted kitchen/diner, complemented by a versatile conservatory that extends the ground floor living area. There are three double bedrooms, including a large principal bedroom with fitted wardrobes and a Juliet balcony, along with a family bathroom, a separate WC, and a ground-floor cloakroom with external access. Outside, the rear garden is enclosed and thoughtfully arranged with two patio areas, lawn, and a storage shed, while the gated front garden and driveway provide off-road parking for up to three vehicles, making it an ideal family home.

## Location

Hillside in East Barsham enjoys a quiet village surrounded by attractive North Norfolk countryside, just a short distance from the historic market town of Fakenham. The area is known for its scenic walking routes, charming rural views, and proximity to Barsham Hall and the River Stiffkey. East Barsham is a small village with a traditional feel, home to a medieval church and period properties, adding to its character. It remains well connected, with easy access to the North Norfolk coast, including Wells-next-the-Sea and Holkham Beach. Local amenities, schools, and supermarkets can be found nearby in Fakenham, making this a desirable spot for those seeking countryside living without isolation.



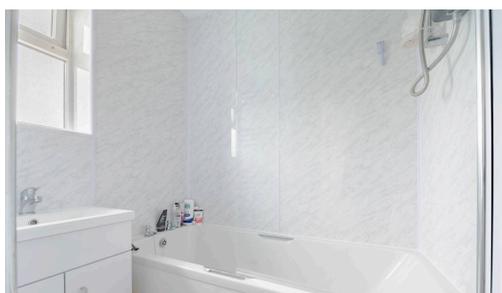
## Agents notes

We understand that the property will be sold freehold connected to main services water, electricity, and drainage.

A restrictive covenant requires buyers to have lived or worked in Norfolk for the past three years, or be a key worker.

Heating system- Oil Central Heating

Council Tax Band- B



## Hillside, East Barsham

Step into this inviting and spacious family home, where comfort and countryside charm come together. The entrance hall offers a warm welcome and leads to a generously sized downstairs cloakroom, a practical addition for busy households, complete with WC, wash basin, and direct access to the outside.

Bright and expansive, the lounge is perfect for both relaxing and entertaining. A large front-facing window draws in natural light, while wood-effect flooring brings warmth and style underfoot. Characterful wooden shelving adds a touch of charm and practicality, providing display and storage space. Bi-folding doors connect this space directly to the kitchen and dining area, creating a flowing, sociable layout ideal for modern living.

The kitchen/diner is well-equipped and filled with natural light. It features sleek white wall and base units, wood-effect worktops, a large hob with twin ovens, a stylish tiled splashback, ceiling lighting, and a butler-style double sink with drainer. There is also plumbing for a washing machine. Ample space is available for a dining table, and open shelving adds further character to the room. French doors lead through to the conservatory, extending the living area with tiled flooring and access to the rear patio — perfect for relaxing or entertaining.

Upstairs, the landing houses a built-in storage cupboard and opens onto three well-proportioned double bedrooms. The principal bedroom stands out with its generous layout, fitted wardrobes, and Juliet balcony that frames stunning countryside views. Both additional bedrooms are spacious and carpeted, offering flexibility for family life, guests, or home working.

A fully tiled family bathroom features a panelled bath with electric shower over, vanity unit, and heated towel rail, while a separate WC provides added day-to-day convenience.

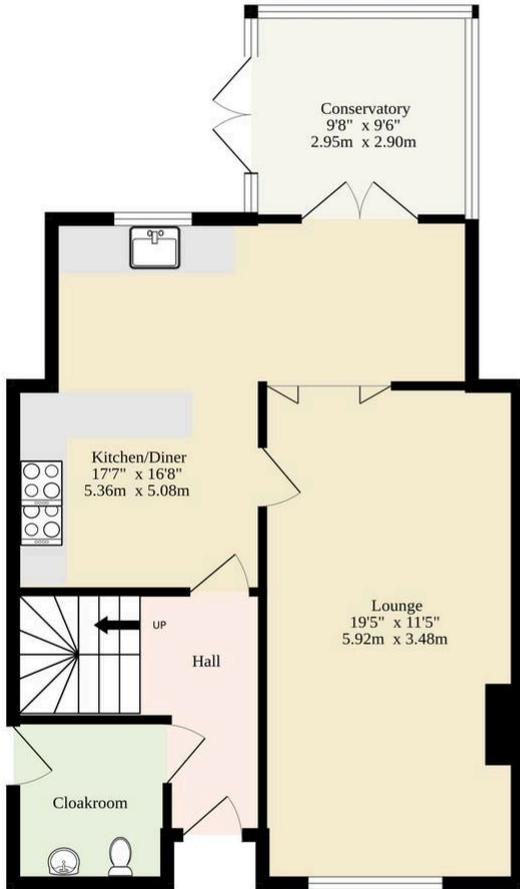
The property benefits from double glazing throughout.

Outside, the rear garden is fully enclosed and thoughtfully laid out to offer a private and versatile outdoor space. A paved patio directly off the conservatory provides an ideal spot for outdoor dining or seating. Beyond this, a second raised patio area creates an additional space for relaxing or entertaining, catching the sun at different times of day. A lawned section adds greenery, while a neatly positioned storage shed offers practical room for tools, bikes, or garden equipment.

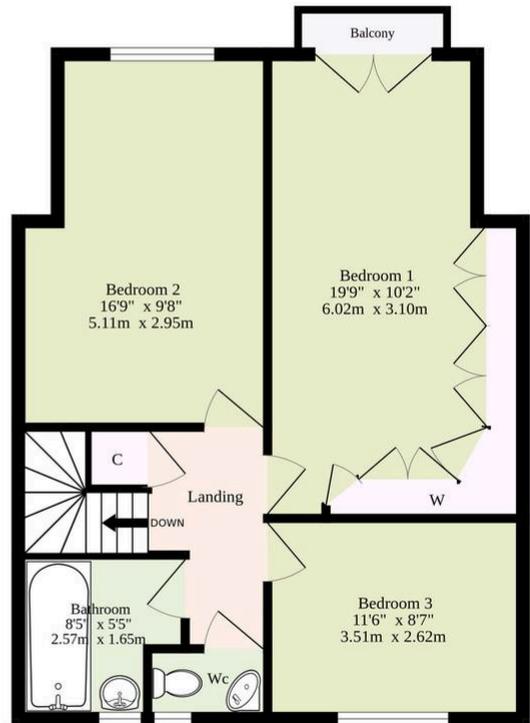
To the front, the property is set behind a gated, enclosed garden bordered by mature planting that brings colour and a sense of privacy. A generous driveway provides off-road parking for up to three vehicles.



Ground Floor  
707 sq.ft. (65.7 sq.m.) approx.



1st Floor  
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1237 sq.ft. (114.9 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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