



100 Norwich Road, North Walsham - NR28 0DX

£475,000 Freehold

Guide Price £475,000 - £500,000. This expansive six-bedroom home offers a wealth of space and flexibility, making it the ultimate family residence in a prime location. Just a short distance from the town centre, this property provides a perfect balance of modern convenience and period charm. With over 1,600 square feet of living space, multiple reception rooms, and an impressive open-plan kitchen/diner, it is designed for those who love to entertain or require adaptable spaces for work and leisure. Off-road parking and a generous garden further enhance the appeal, offering a fantastic lifestyle opportunity for growing families.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

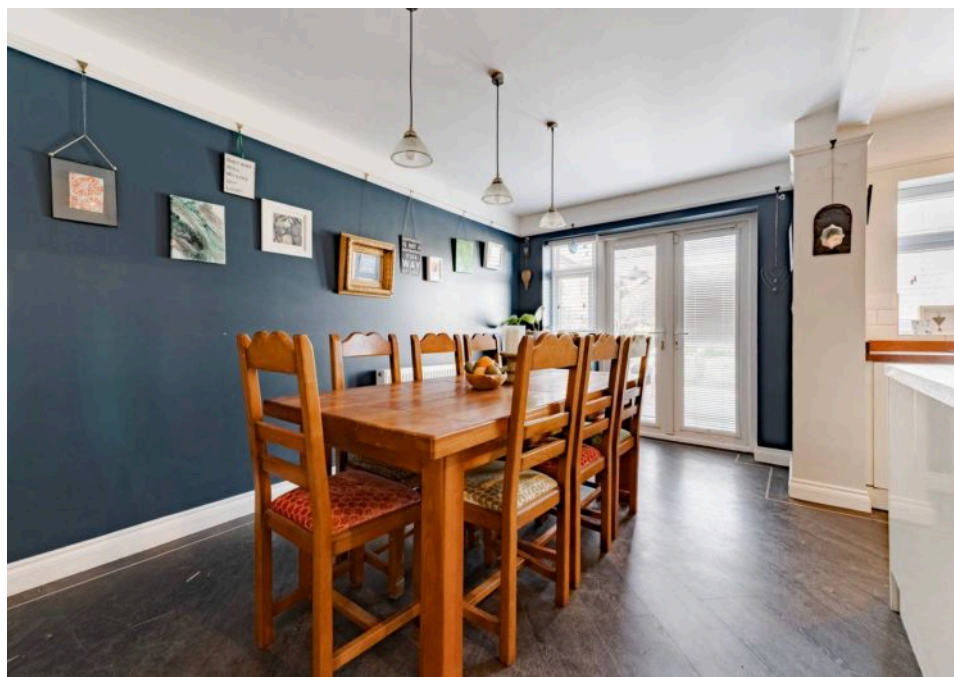
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The Location

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



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Norwich Road

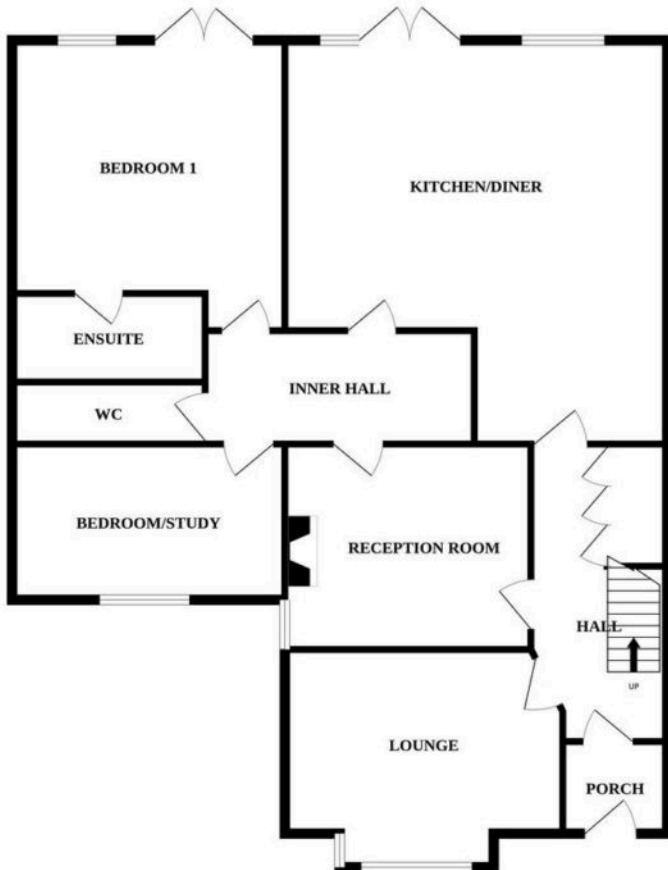
Stepping inside, the welcoming hallway sets the tone for the character within, featuring original Victorian tiled flooring, a picture rail, and three built-in storage cupboards beneath the carpeted staircase. The heart of the home is the expansive open-plan kitchen and dining area, boasting a range of base and wall units with Iroko wooden work surfaces, integrated appliances, and a large island counter with additional storage and plumbing for utilities.

French doors lead directly to the rear patio area, creating a seamless indoor-outdoor flow. The spacious lounge is flooded with natural light through a large bay window, while the additional reception room provides a cosy setting with a feature wood burner, oak flooring, and dimmable spotlights—ideal for relaxing or entertaining. A versatile sixth bedroom on the ground floor can easily serve as a study or playroom, adding to the home's adaptability. The principal bedroom enjoys direct access to the rear garden and benefits from an en-suite shower room with modern fittings, tiled flooring and sensor lighting. A convenient ground-floor WC is also located off the inner hallway.

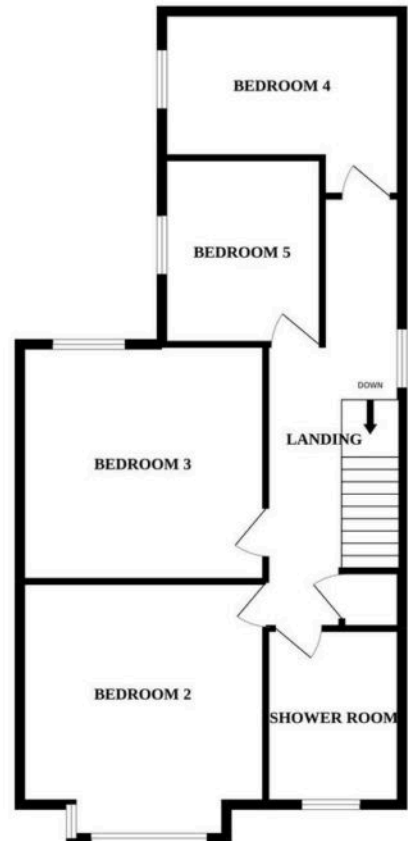
Upstairs, the first-floor landing leads to four well-proportioned bedrooms, including two generous doubles and two comfortable singles, all featuring wooden-effect flooring, picture rails, and large windows that allow for plenty of natural light. The family shower room is finished to a high standard, comprising a glass shower cubicle, low-level WC, hand wash basin, and stylish tiling. The original fireplace hearth tiling adds a touch of character to the home, maintaining its charm while blending seamlessly with



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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