



1 Cherry Tree Lane, North Walsham

£290,000 Freehold

Within walking distance of North Walsham town centre, public transport links, and amenities, you'll find this well-presented three-bedroom semi-detached house offers a versatile layout ideal for families seeking a comfortable and spacious home.

Boasting a variety of living spaces, this property is sure to impress the most discerning buyers. Viewing is highly recommended to fully appreciate all that this property has to offer.

Location

Nestled in the charming market town of North Walsham, Cherry Tree Lane offers the perfect blend of tranquil countryside living and convenient access to local amenities. This peaceful residential location is just a short stroll from the town centre, where you'll find a variety of independent shops, cafés, and traditional pubs. North Walsham boasts excellent transport links, including a direct rail service to Norwich and easy road access to the stunning North Norfolk coastline, just a 20-minute drive away. Surrounded by scenic walks, historic landmarks like the Paston Way, and reputable schools, this address is ideal for families, retirees, or anyone seeking a relaxed yet connected lifestyle in one of Norfolk's most welcoming communities.



Cherry Tree Lane

Upon entering the property, you are greeted by an entrance porch leading to a spacious entrance hall, setting the tone for the rest of the home. The entrance porch benefits from additional space that can be used for a tumble dryer. The ground floor features a lounge with patio doors leading to the front aspect, complete with a multi-fuel burner adding warmth and ambience.



The kitchen is well-equipped with a range of wall and base units, perfect for culinary activities, while the separate dining room or optional fourth bedroom provides flexibility for various lifestyle needs.

Additionally, the ground floor includes a sun-filled conservatory overlooking the rear garden, ideal for relaxation or entertaining, and a study offering a quiet space for work or study. The first floor hosts three bedrooms, each offering comfortable living spaces, along with a modern family bathroom featuring a suite comprising a bath with shower attachment, WC, and wash basin.

Externally, the property boasts low-maintenance gardens at the front and rear, offering tranquil outdoor spaces perfect for enjoying the fresh air. The front garden includes decking, shrubs, and a washing line, while the rear garden features a paved patio area, shrubs, and fencing for privacy. A detached garage with driveway parking for two vehicles provides ample space for storage and convenience.

Agents Notes

We understand this property will be sold freehold, connected to all main services.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Garage
212 sq.ft. (19.7 sq.m.) approx.

Ground Floor
554 sq.ft. (51.5 sq.m.) approx.

1st Floor
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 1129 sq.ft. (104.9 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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