



36 Kemp Road, North Walsham

In Excess of £370,000

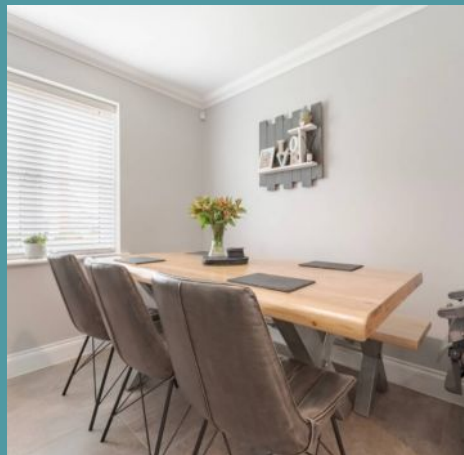
36 Kemp Road

North Walsham

Step into a lifestyle of comfort and sophistication with this exquisite extended residence, perfectly positioned in the desirable market town of North Walsham. Offering generous and flexible living spaces throughout, this beautifully presented family home boasts an open-plan kitchen/dining area with sleek contemporary finishes, a spacious sitting room, and a sun-filled garden room with bi-fold doors and skylight. A versatile office space adds further adaptability, while three well-sized bedrooms, including a private en-suite, offers the utmost comfort and privacy. With a private garden, off-road parking via a brick-weave driveway, and a garage for added storage, this home is ready to be shaped around your lifestyle.

Location

Kemp Road in North Walsham, Norfolk, is a well-situated residential area offering a convenient lifestyle with access to a wide range of local amenities. Residents enjoy close proximity to major supermarkets such as Sainsbury's and Waitrose, as well as a variety of independent shops and cafes in the town centre. The area is well-served by schools, including Millfield Primary School and North Walsham High School, both within walking distance, along with several other primary education options nearby. Healthcare needs are catered for by the North Walsham War Memorial Hospital and a number of local GP surgeries and dental clinics. For transport, Kemp Road is just a short walk from North Walsham railway station, providing regular services to Norwich, Cromer, and Sheringham via the Bittern Line. There are also reliable bus links and good road connectivity via the A149 and B1145, with ample parking available in the town centre. These features make Kemp Road a practical and attractive choice for





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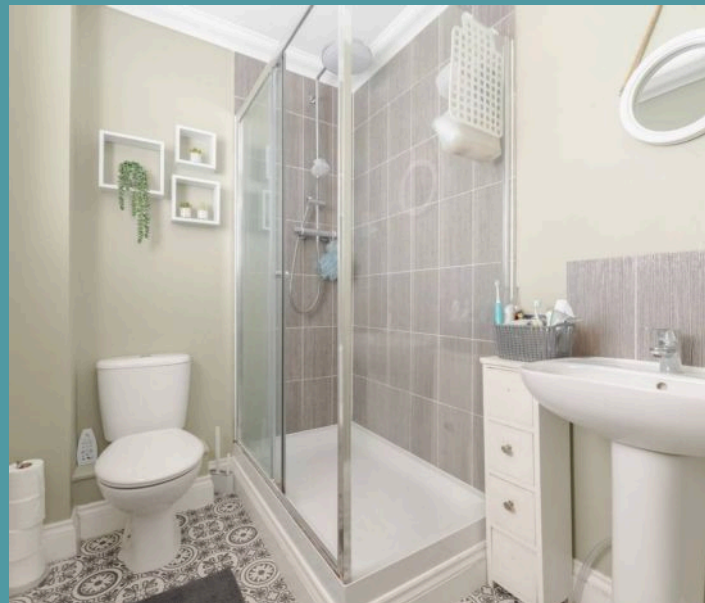
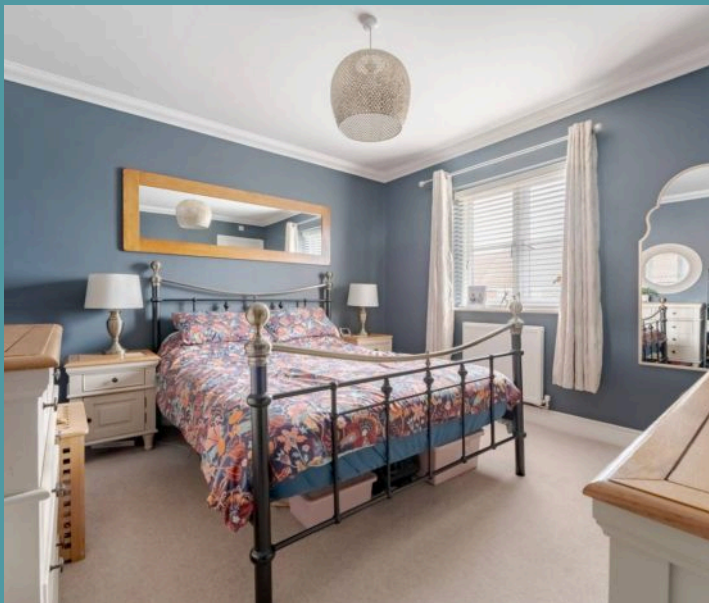
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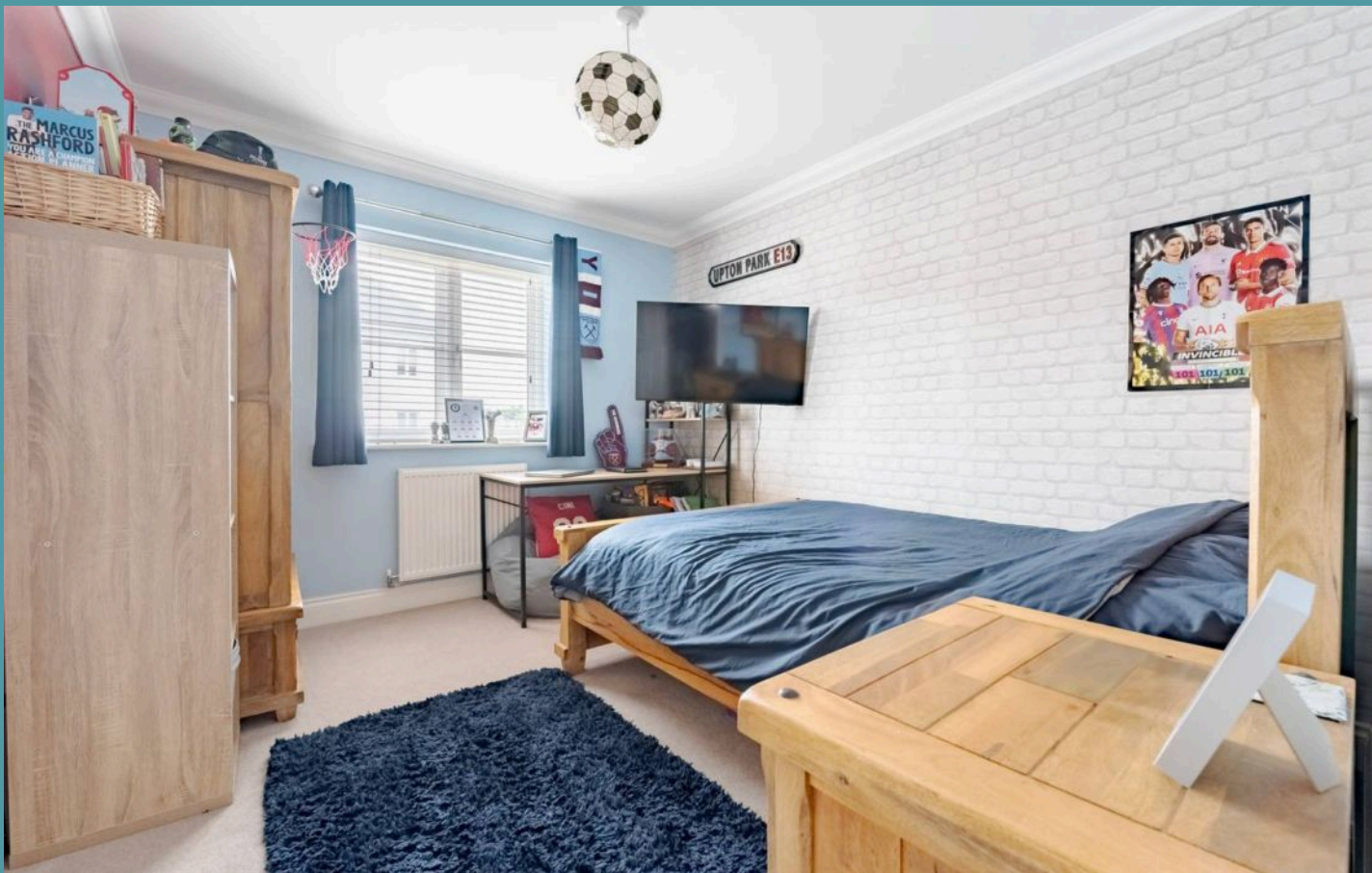
From the moment you step inside, the welcoming entrance hall sets a gracious tone, complete with a convenient cloakroom/WC, perfect for modern family living. The interior is defined by a seamless flow and abundant natural light, creating a warm and inviting atmosphere throughout.

At the heart of the home lies the stunning open-plan kitchen and dining room, a true focal point for daily living and entertaining. This space is finished with sleek, contemporary cabinetry, integrated appliances, and stylish worktops, blending design with practicality. There is ample space for a freestanding fridge/freezer, while the adjacent utility area discreetly accommodates laundry appliances and additional storage, ideal for maintaining a streamlined aesthetic.

The spacious sitting room offers a beautifully presented space for relaxation or social gatherings, complemented by a charming sunroom that extends the reception space. This light-filled space boasts impressive bi-fold doors that open to the garden, along with a skylight that bathes the room in natural sunlight, effortlessly connecting indoor and outdoor living.

Designed with flexibility in mind, the residence includes a versatile home office, perfect for remote work but equally well-suited as a snug, playroom, or occasional guest accommodation, the choice is yours.



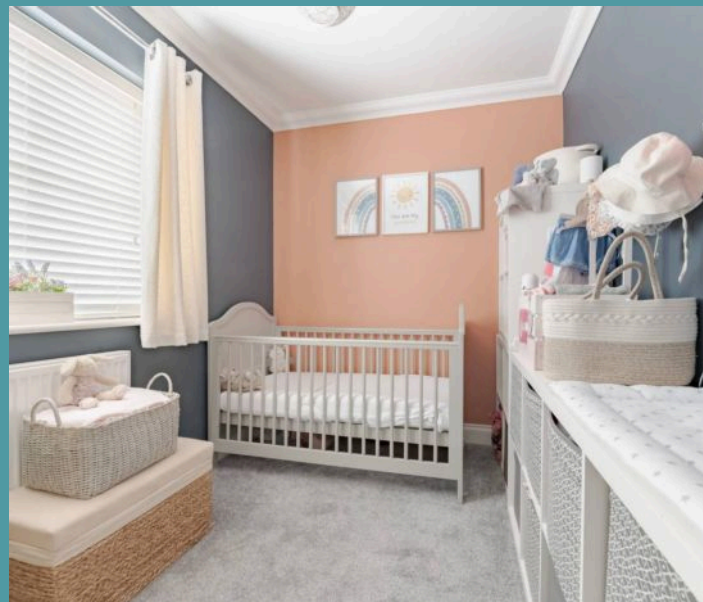


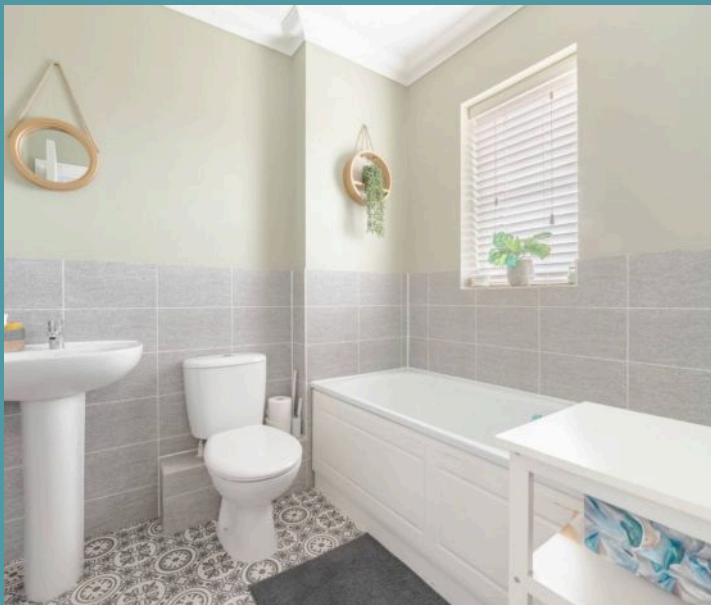
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Upstairs, three well-proportioned bedrooms offer the utmost comfort and privacy. The master bedroom benefits from a stylish en-suite, while the remaining rooms are served by a beautifully appointed family bathroom, featuring modern fixtures and elegant finishes.

Outside, the home continues to impress with a well-maintained and private rear garden. A combination of a manicured lawn and large patio area creates an ideal setting for al fresco dining, relaxation, or family play. To the front, a brick-weave driveway provides generous off-road parking, while a garage offers excellent storage solutions.





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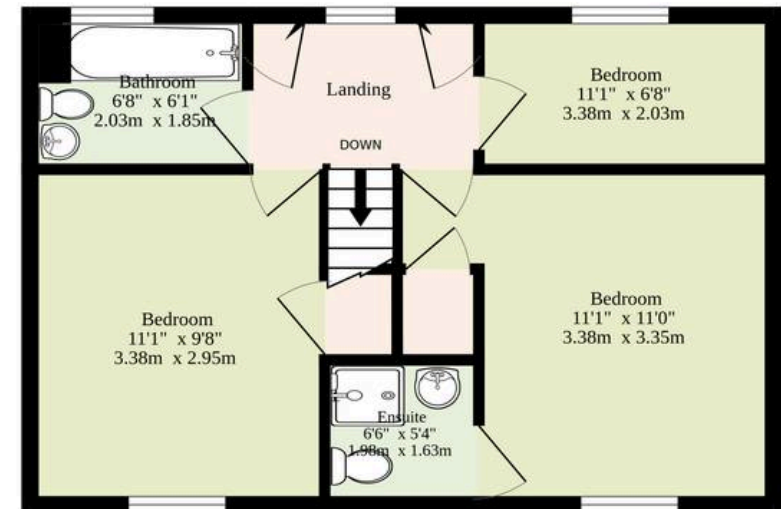
North Walsham

- Exquisite extended residence set within the market town of North Walsham
- Beautiful family home showcasing spacious and flexible accommodation, ready for you to adapt to your own preferences and style
- Open-plan kitchen/dining room equipped with contemporary cabinetry, integrated appliances, space for a fridge/freezer and functional utility area for laundry essentials
- Spacious sitting room inviting relaxation and entertaining
- Light-filled sun-room that extends the reception space, flaunting large bi-fold doors and a skylight
- Versatile home office with the option to be a playroom, snug or additional accommodation
- Three bedrooms, a private en-suite and a family bathroom
- Well-maintained and private garden, with a patio area for seating arrangements and a laid to lawn
- Brick-weave driveway providing off-road parking and a garage for storage options
- Close to local shops, schools, healthcare facilities and transport links

Ground Floor
906 sq.ft. (84.2 sq.m.) approx.



1st Floor
452 sq.ft. (42.0 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1358 sq.ft. (126.2 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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