



16 Recreation Road, North Walsham
£250,000

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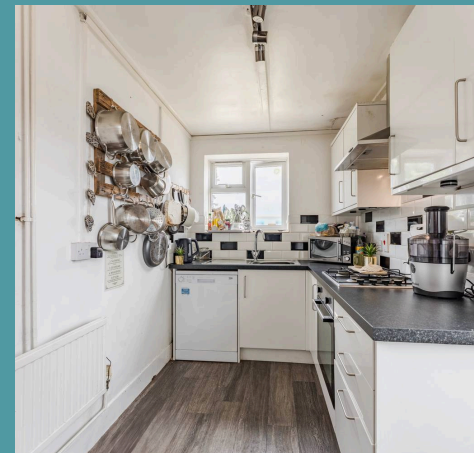
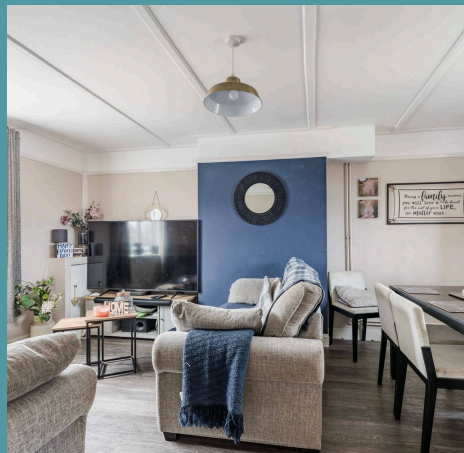
Highlighting the vibrant and welcoming village setting of North Walsham, this family home perfectly mixes homely comforts with convenience. Situated close to essential amenities, schools, and weekly markets, it offers a relaxed lifestyle with everything you need just a short walk away. The property boasts a cosy sitting room with a striking blue chimney breast and a practical kitchen that opens into a walk-in pantry with rear garden access. With three bedrooms and a modern four-piece bathroom upstairs, it's ideal for growing families or those wanting extra space. The large garden and off-road parking add great value, offering room for outdoor enjoyment and multiple vehicles. This home truly presents a fantastic opportunity to settle into a friendly community with easy access to Norwich, the coast, and beyond.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





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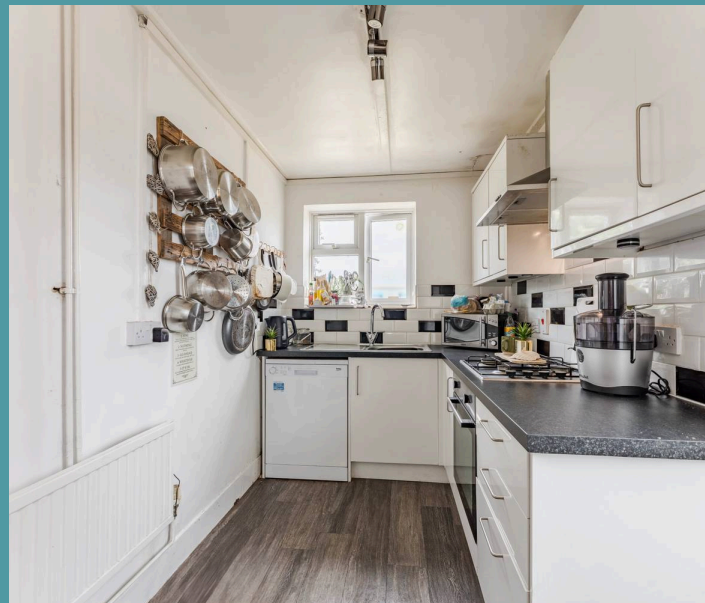
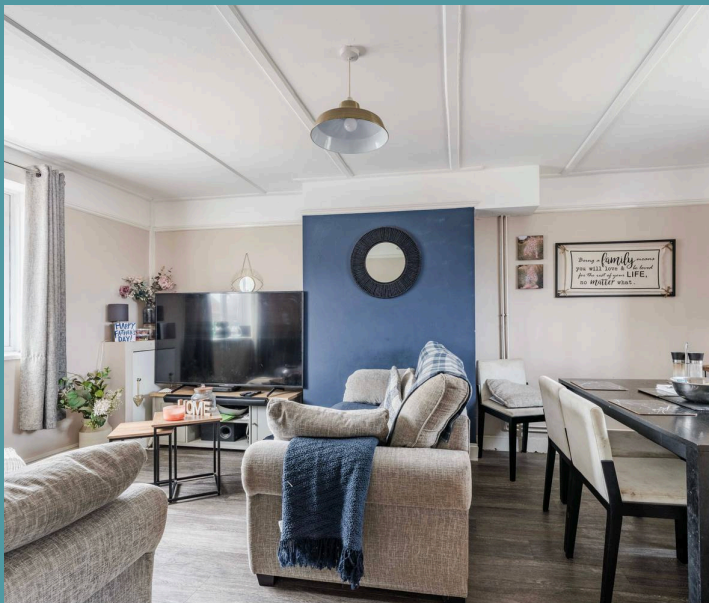
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The Location

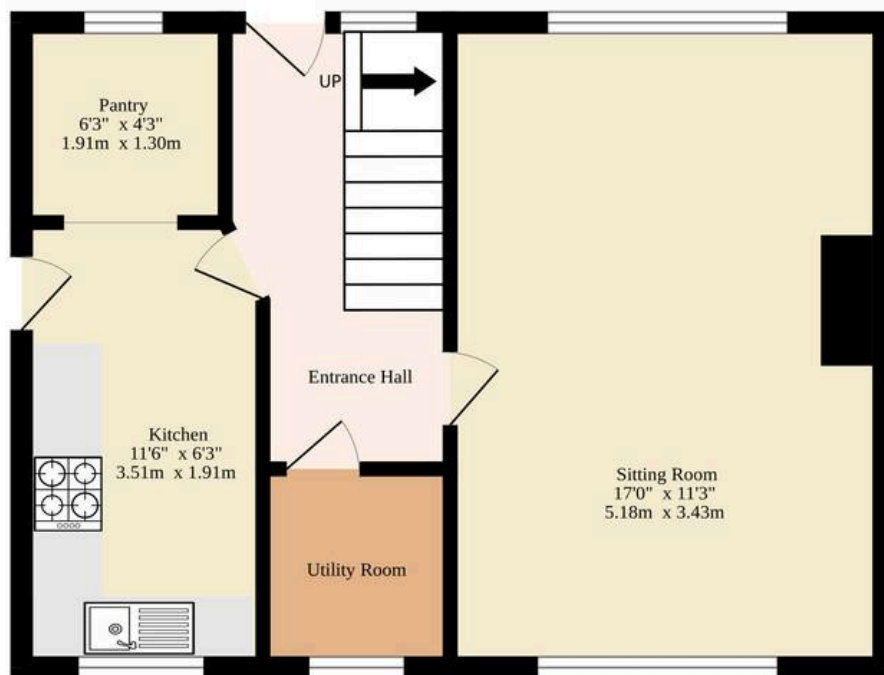
North Walsham is a bustling market town offering schooling for all ages, easy access to the city and also the North Norfolk coast plus all essential shops and amenities plus its local train station which is approx 0.8 miles away.

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.

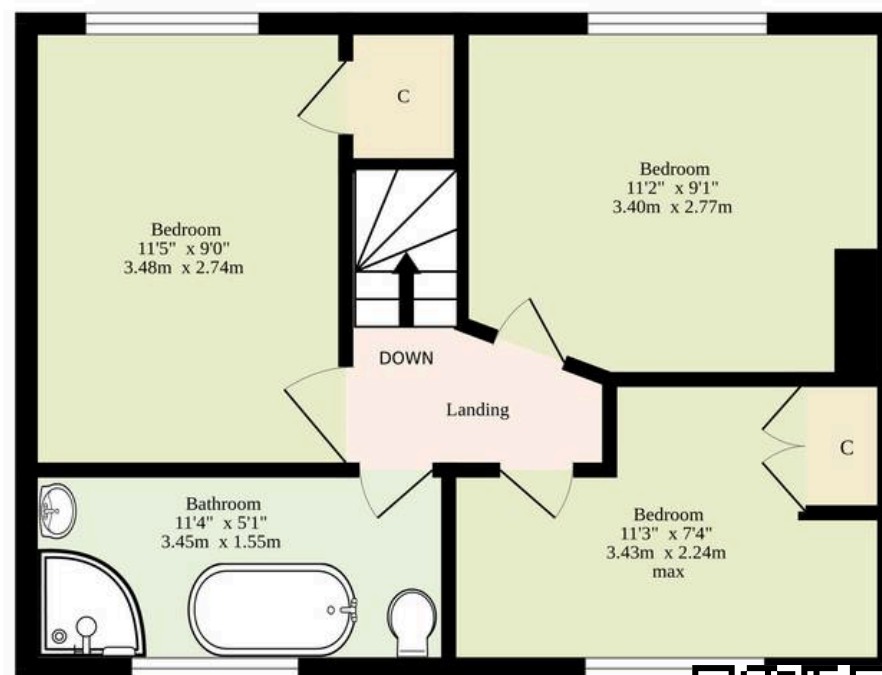
You can find the UEA, Science park & University hospital around 18 miles away, 12 miles to Norwich Airport, 15 miles to Norwich Railway Station giving access to London and further afield plus 8.3 miles to Cromer.



Ground Floor
375 sq.ft. (34.8 sq.m.) approx.



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



TOTAL FLOOR AREA : 738 sq.ft. (68.6 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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