



8 The Hollies, North Walsham
£205,000

8 The Hollies

North Walsham

The Hollies is an exclusive, peaceful and welcoming over 55's complex. This charming townhouse offers stylish, low-maintenance living with space to entertain and relax. Situated just a short stroll from North Walsham town centre, it combines convenience with a quiet, village-like atmosphere. Residents can enjoy the beautifully kept communal gardens or the privacy of their own peaceful outdoor space. With easy access to local shops, amenities, and excellent transport links, everything is close by. It's an ideal home for those looking to consolidate while still enjoying comfort, style, and a strong sense of community.

The Location

North Walsham is a vibrant market town nestled in north Norfolk, offering a blend of traditional charm and modern convenience. Known for its friendly community spirit, the town features a variety of shops, cafes, local amenities, with a plethora of activities for every taste.

Its location provides easy access to the beautiful North Norfolk coast, perfect for sandy beaches, stately homes and countryside. Excellent transport links, with local trains to Norwich and beyond, exceptional bus services, the city's airport to European and other key destinations a short drive away. Whether you're looking for a quiet place to settle or an active lifestyle, North Walsham offers the perfect balance.



8 The Hollies

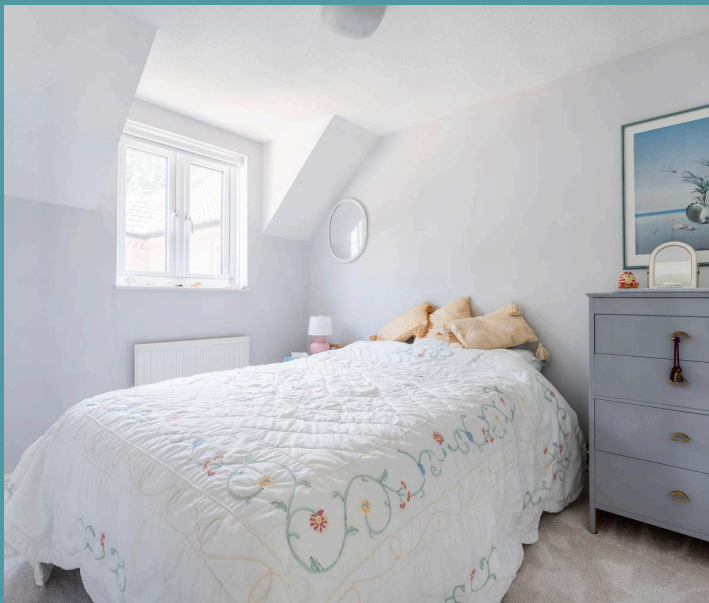
North Walsham

The Hollies, North Walsham

This charming, townhouse is tucked away in a peaceful, (over 55's) complex, adjacent to a lovely row of similar homes and coach-house-style garages. Conveniently located just a short walk from the centre of North Walsham, it offers easy access to local shops, services, two doctors' surgeries and pharmacies. This home combines modern comfort with timeless style. Recently refurbished to a high standard, including a bright conservatory overlooking the garden, a fully fitted Howden's kitchen with sleek gloss units, a new ground floor shower room and large bathroom, both with WCs.

A spacious cloaks cupboard and useful understairs storage facility. The addition of a new electric roller garage door adds security and ease of operation.

The interior has a spacious and welcoming sitting/dining area, perfect for relaxing and/or entertaining. The newly fitted Howden's kitchen is well-equipped with integral appliances and ample cabinets for storage. The conservatory provides a space to enjoy the garden. Upstairs are two comfortable, double bedrooms; a large principal room with floor to ceiling spacious built-in wardrobes and dual windows flooding the space with natural light. The smaller room overlooks a pretty garden and mature trees.





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The new bathroom features a modern suite, complemented by tasteful furnishings. A separate laundry room offers useful storage and houses the gas-fired boiler and loft access to a recently insulated roof space. A spacious coat cupboard and understairs storage deliver additional space. The whole property benefits from newly laid quality carpet and vinyl flooring. The rear garden provides a peaceful outdoor retreat with gated access, affording access to a small communal garden area with seating and lawn.

This home perfectly balances style, comfort, and convenience, making it an excellent choice for anyone looking for a change of scene without compromising on space or quality. With its welcoming atmosphere and fantastic location, we highly recommend early viewing.

Agents Note

Pending freehold, please call our office for further information.

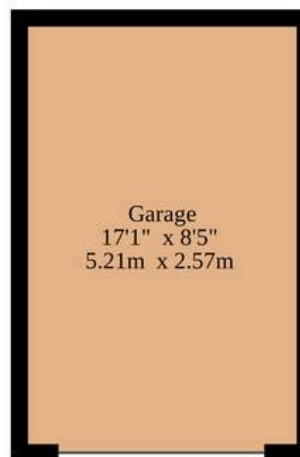
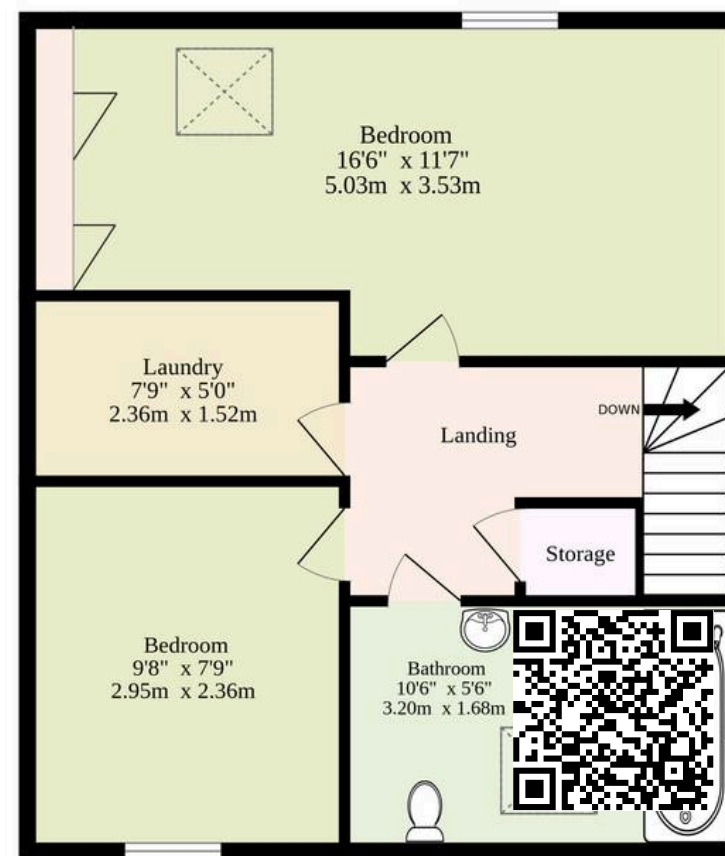
Connected to all mains services and Wifi.



Ground Floor
605 sq.ft. (56.2 sq.m.) approx.



1st Floor
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1047 sq.ft. (97.3 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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