



47 Cherry Tree Lane, North Walsham

North Walsham



Fixed Price £240,000
Minors & Brady

47 Cherry Tree Lane

North Walsham, North Walsham

Set within a well-established residential area, this chain-free home presents a reliable and comfortable setting for families. The property offers practical living space across two floors, including a separate kitchen, living room and dining room that support clear day-to-day function. Upstairs, two double bedrooms are complemented by a third room well suited for children, study use or flexible storage, providing generous accommodation options. Recent underpinning, a newly renovated bathroom and gas central heating all contribute to a reassuring level of modern comfort.

Location

Cherry Tree Lane is positioned within a quiet, established part of North Walsham, placing everyday amenities within easy reach. The town offers a full range of practical services including supermarkets, local shops, schooling options and healthcare facilities, all supporting smooth day-to-day living. Its compact layout keeps essential conveniences close by, making the area straightforward for residents to navigate.

North Walsham also benefits from strong transport connections, with the local rail station providing direct routes to Norwich and coastal destinations. Regular road links connect easily to neighbouring villages and wider North Norfolk, offering flexibility for commuting and weekend travel. The surrounding area maintains a calm residential feel, balanced with the accessibility needed for modern routines.



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Step inside to a welcoming hallway leading to the key communal areas. From here, you are guided straight into the living room, a generously sized space designed for everyday comfort. The room features a central fireplace, adding a warm focal point for relaxed evenings. Its proportions allow for a variety of seating arrangements, making it easy to tailor the space to individual needs. Gas central heating supports consistent warmth throughout this level, ensuring reliable comfort across the seasons.

Moving through to the dining room, you find a clearly defined area well suited to family meals or hosting. This room connects directly to the kitchen, creating a smooth flow between cooking and dining spaces. The kitchen itself is bright and practical, offering ample room for free-standing appliances. An adjoining utility room provides further storage and additional appliance space, helping to keep the main kitchen area uncluttered.

The recently refurbished bathroom sits conveniently on the ground floor, offering modern facilities within easy reach of the main living areas. It features a spacious bathtub and a clean, contemporary finish, bringing fresh appeal to this essential room. Its positioning makes it particularly practical for families and visiting guests.



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Upstairs, the landing leads to three bedrooms arranged in a simple and practical layout. Two of the rooms provide comfortable double accommodation, offering flexibility for main and guest sleeping arrangements. The third bedroom is ideal for a child's room, nursery or conversion into a dedicated study. Each room benefits from the natural light available at this level, contributing to a bright and comfortable feel throughout. A built-in storage cupboard further supports everyday organisation.

Outside, the rear garden offers a private setting suited to both quiet relaxation and light outdoor activity. Its layout provides space for seating, planting or general family use, giving residents a versatile area to enjoy. A separate outbuilding with electricity stands as a notable addition, ideal for anyone needing a workspace, studio or secure storage solution. There is private parking space available, further contributing to the accessibility of this home.

Agent's Note

Freehold

Council Tax Band TBD

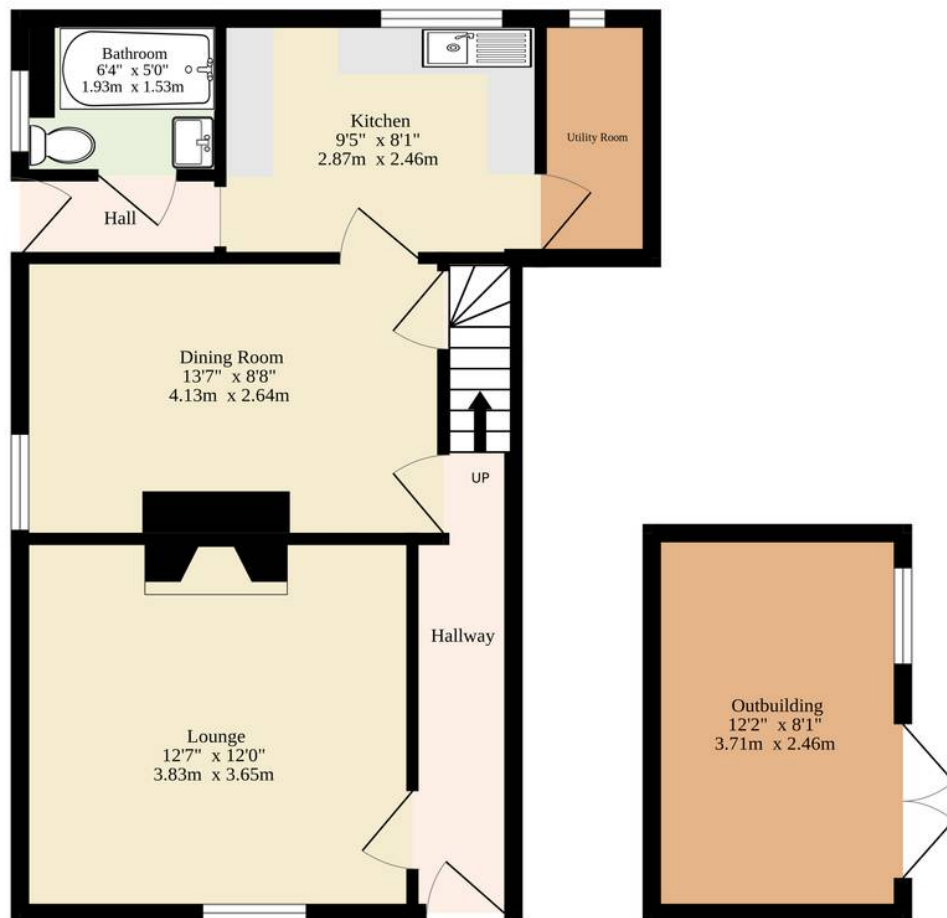
Connected to mains water, gas, electricity and drainage

Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.

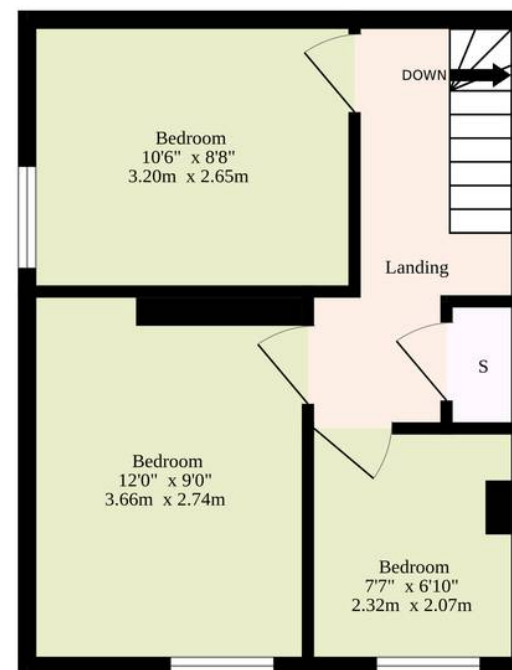


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Ground Floor
609 sq.ft. (56.6 sq.m.) approx.



1st Floor
338 sq.ft. (31.4 sq.m.) approx.



Sqft Includes Outbuilding

TOTAL FLOOR AREA : 948sq.ft. (88.1 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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Dreaming of this home?

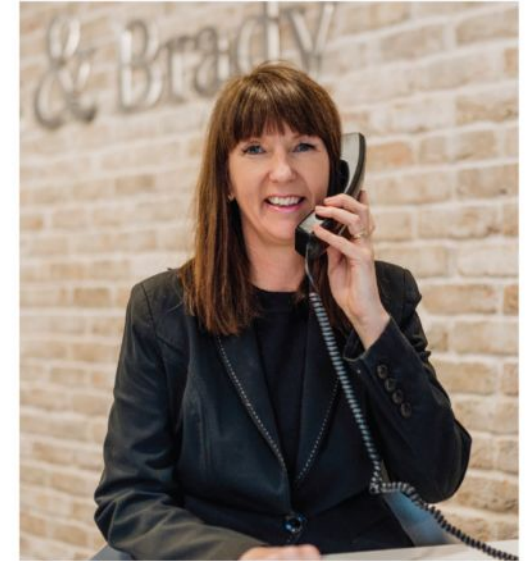
Let's make it a *reality*



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Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

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