

## 82 Norwich Road, North Walsham - NR28 0DX

£550,000 Freehold

GUIDE PRICE £550,000 - £600,000 A Beautiful Family Home Set in Over a Quarter Acre of Land. This stunning period home is situated on a spacious plot, offering a secluded atmosphere. The property boasts a well-lit entrance with classic Victorian flooring and four reception rooms feature unique character and elements.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

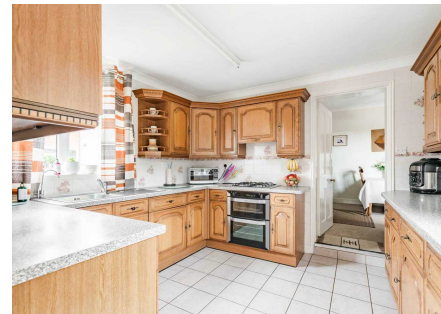
**Minors & Brady**  
Estate Agents, Lettings and Property Management

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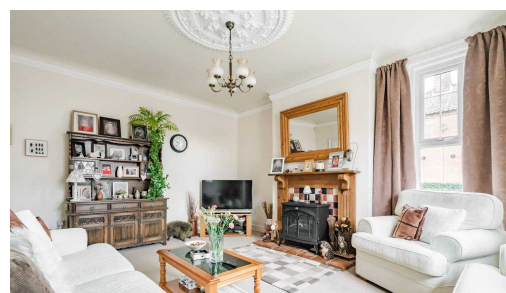
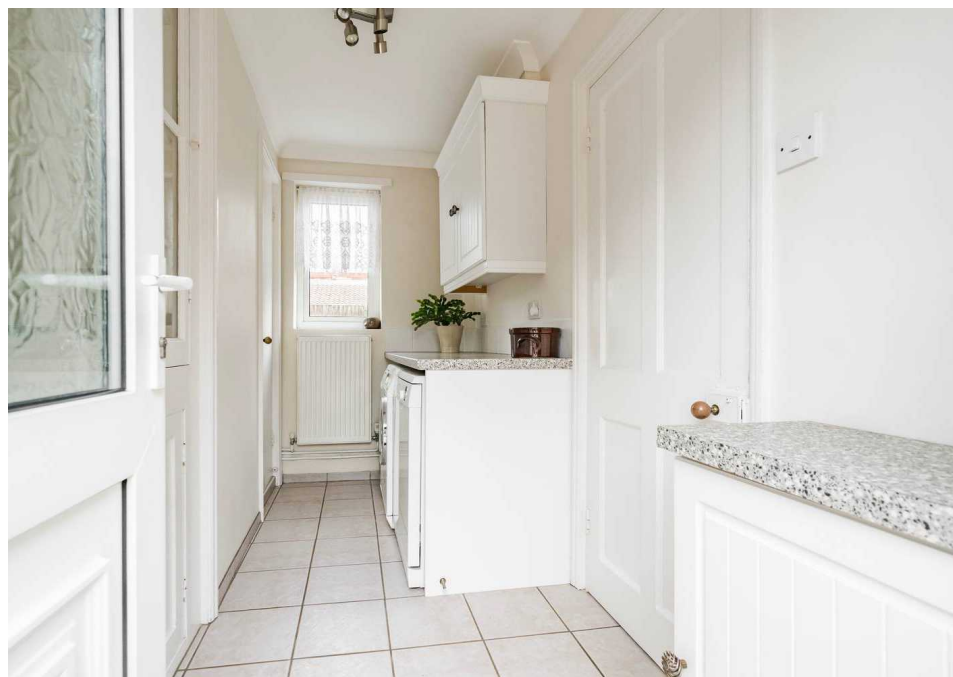


### The Location

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



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### **Norwich Road**

Upon entering, a well-lit entryway welcomes you with a mesmerising display of Victorian flooring boasting a classic pattern that sets the tone for the entire home. The property boasts spacious reception rooms, including a sitting room, dining room, study, and breakfast room. Each appointed with unique character elements such as log burners, bay windows, and ceiling roses, creating an inviting ambience for family gatherings and entertaining.

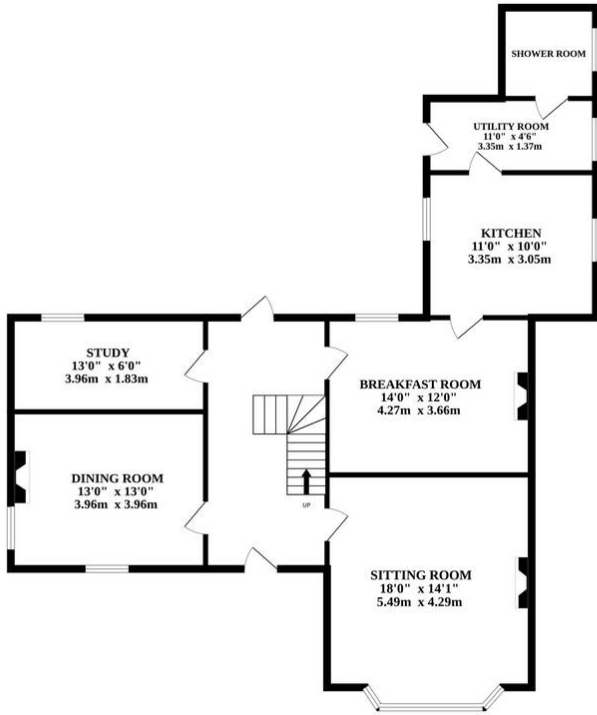
The airy dual-aspect kitchen showcases rich wooden cabinetry, a tiled backsplash and an adjoining utility and shower room for added convenience. Living quarters are generously proportioned, with five double bedrooms offering ample space for comfortable living. The master suite is filled with natural light and is complete with an ensuite for privacy alongside the upper floor offering a shared family bathroom for the remaining needs of the household.

Spanning over a quarter acre, the expansive wrap-around plot enveloping the property provides a sprawling lawn surrounded by verdant shrubbery. Privacy is paramount in this serene setting, ensuring a sense of seclusion.

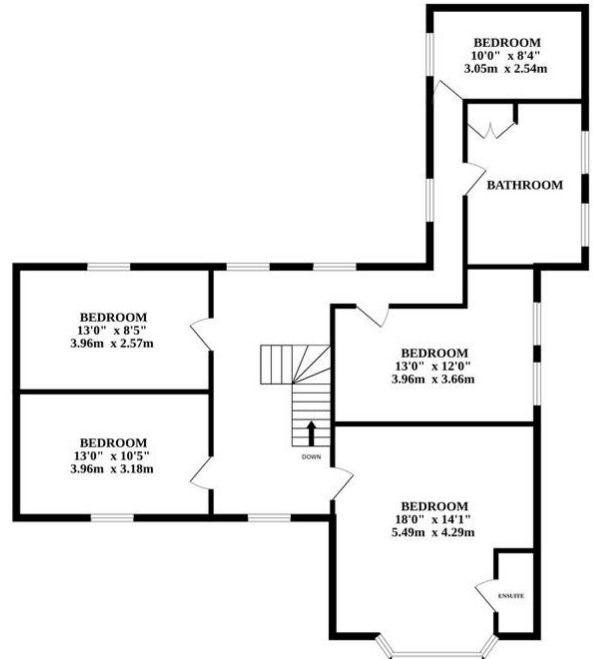
Access to the property is through a secure and convenient entrance featuring a gated shingle driveway, providing ample parking



GROUND FLOOR



1ST FLOOR



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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