



35 Kimberley Road, North Walsham
£450,000

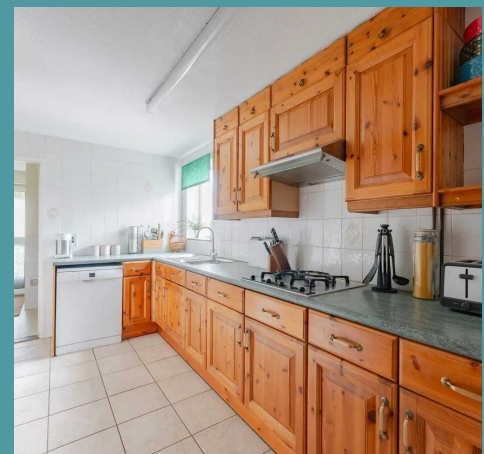
35 Kimberley Road

North Walsham, NR28

Situated on approximately a third of an acre of beautiful grounds, this property offers an escape with mature trees and vibrant shrubs creating ultimate privacy. Step inside and be greeted by a light-filled dining area, perfect for entertaining. The seamless flow leads you to a relaxing sitting room with access to the private backyard. The property boasts four bedrooms, including a luxurious primary suite and adaptable guest rooms that can comfortably accommodate a growing family. Completing the picture is a functional family bathroom and convenient utility area, making everyday life a breeze.

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.





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KIMBERLEY ROAD

As you step inside, you are greeted by a dedicated dining space featuring a large bay window that fills the area with natural light, perfect for entertaining guests or enjoying family meals. The seamless flow leads you into a dual-aspect sitting room with sliding doors that open up to the rear of the property. The rich wooden-style kitchen offers ample storage space and access to a utility area and shower room, providing convenience for day-to-day living.

The property comprises four double-sized bedrooms, including a primary bedroom with an ensuite for added luxury. In addition to a charming children's room, two versatile guest rooms offer sleeping arrangements for visiting loved ones or can comfortably accommodate a growing family.

Completing the accommodation is a three-piece family bathroom, serving the rest of the household with practicality and style.

The property sits on approximately a third of an acre, enveloped by a mature array of trees and vibrant shrubs, creating a private oasis for ultimate seclusion. Relax on the wood store patio, enjoying the fresh air surrounded by beautiful landscaping.





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The current vendors have thoughtfully set up a children's playset, showcasing the versatility of the space and the ease with which you can create your own backyard haven. For added convenience, the property features a garage, ample off-road parking, a carport, and an electric charging point, catering to modern living needs.

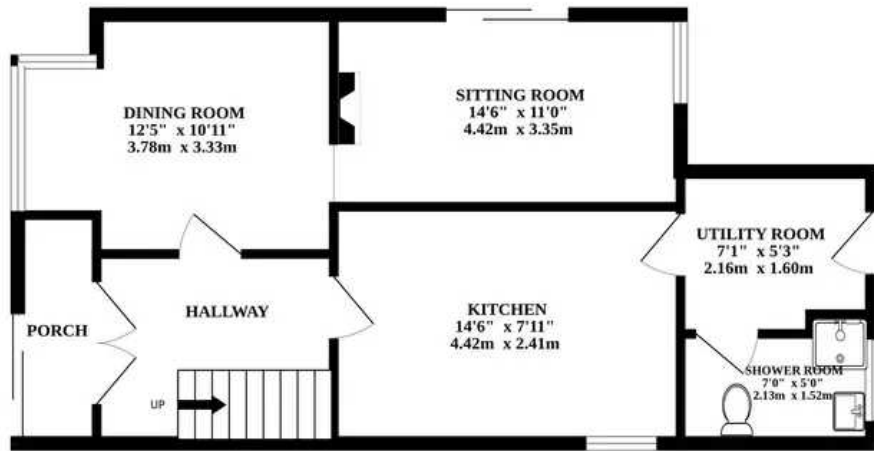
AGENTS NOTE

We understand this property will be sold freehold, connected to all mains services.

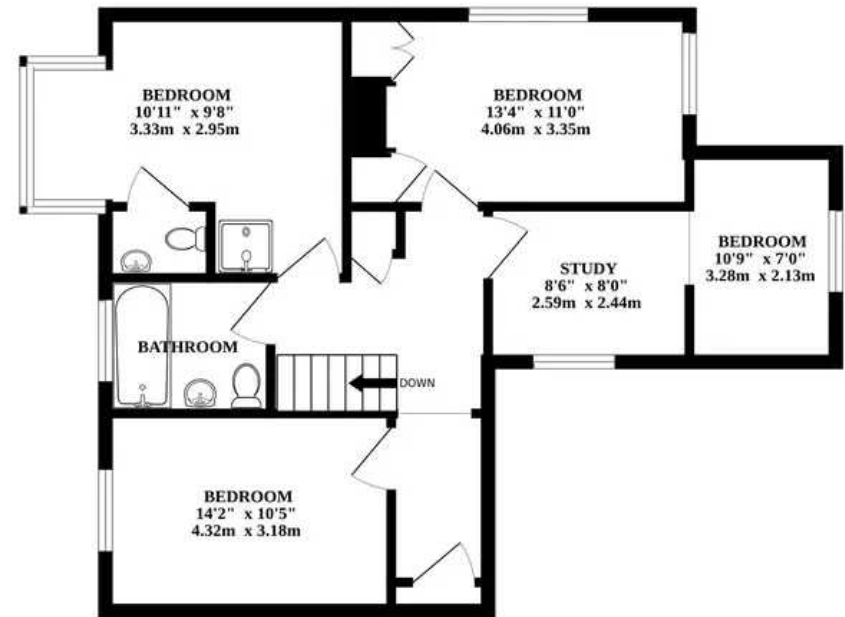
Council Tax Band - C



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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