



1 Waterside Mews, Ebridge Mill Happisburgh Road

In Excess of £650,000

1 Waterside Mews

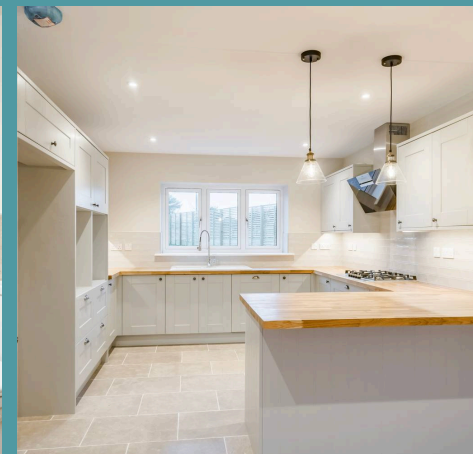
Ebridge Mill Happisburgh Road, North Walsham

Established within an exclusive enclave of three newly built, prestigious homes, this exquisite four-bedroom property offers the perfect blend of contemporary elegance and quiet countryside charm. Impeccably presented and move-in ready with no onward chain, the home is set in an idyllic position, boasting captivating views over the shimmering waters of Ebridge Mill. Just two miles east of the vibrant market town of North Walsham, it combines serene surroundings with easy access to local amenities, including supermarkets, highly regarded schools and excellent transport links to Norwich city centre and the scenic Norfolk coast.

Location

Situated just 2 miles outside the bustling market town of North Walsham, this home offers the perfect balance of rural charm and convenient access to modern amenities. North Walsham provides schooling for all ages, essential shops, a variety of supermarkets, GP surgeries, parks, and a local train station approximately 0.8 miles from the town centre.

Residents can enjoy the weekly market in the town square, while the North Norfolk coast, Norwich Airport (12 miles), Norwich Railway Station (15 miles), and the UEA, Science Park, and University Hospital (18 miles) are all within easy reach. Additionally, the coastal town of Cromer is just 8.3 miles away.





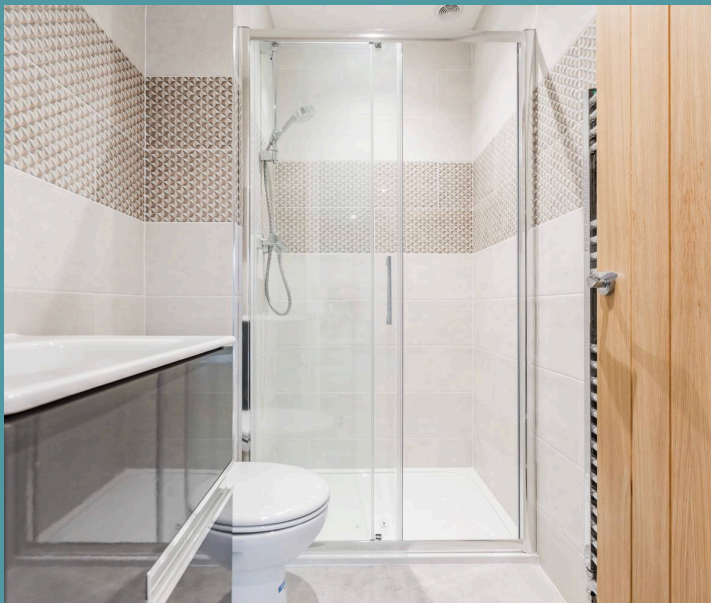
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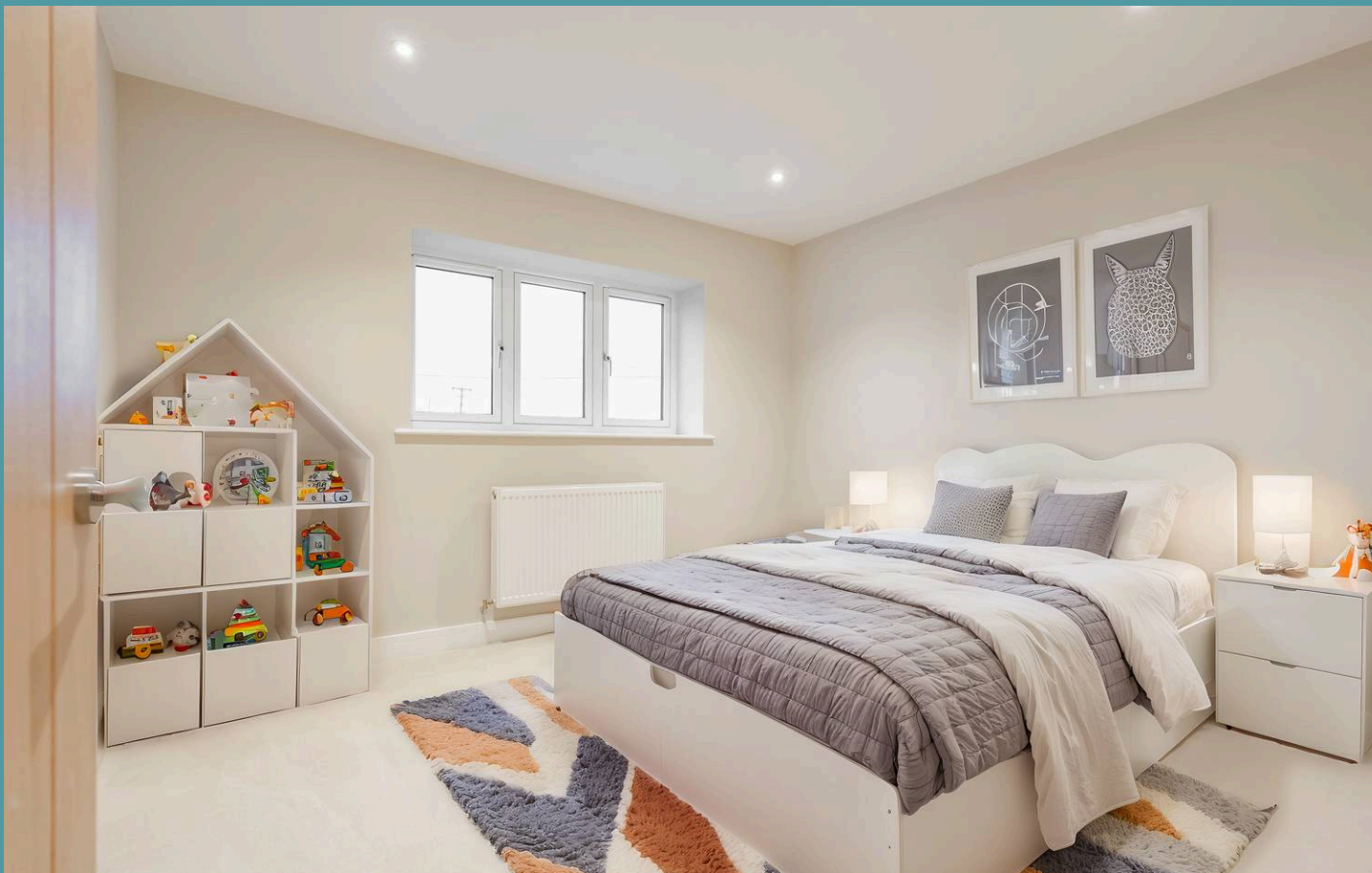
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Waterside Mews

Approached via a private shingle driveway, the property offers ample off-road parking and dedicated carports. To the front, manicured lawn gardens with raised flower beds line a charming paved pathway, creating a welcoming first impression. At the rear, an expansive sun terrace provides a perfect setting for dining or entertaining, seamlessly extending to a large, enclosed garden. For a more intimate setting, additional seating at the garden's edge offers breathtaking views of the Mill Race waters, framed by steps that enhance the landscaped design.

From the moment you step inside, the home exudes luxury, with bright and airy spaces designed for modern living. The entrance hall leads to a cloakroom with vanity wash hand basin unit, with tiling to half height and tiled flooring for a polished finish and a well-appointed utility room. The centerpiece of the home is a spectacular open-plan living, dining, and kitchen area. Crafted to impress, this space features premium finishes and two sets of double doors that flood the interior with natural light, seamlessly connecting the indoors to the outdoor terrace. The kitchen is thoughtfully designed with beautiful wall and base units, solid wooden worktops incorporating a breakfast bar, an inset sink with a flexi-head and draining board and tiled flooring.





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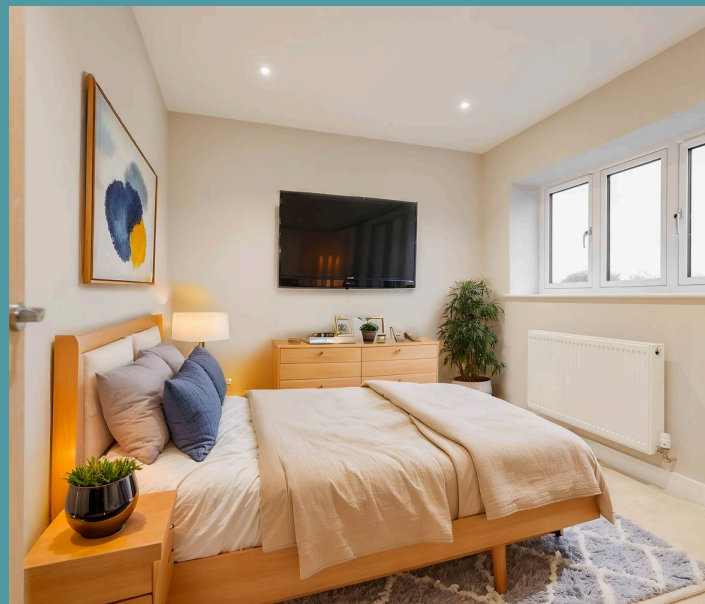
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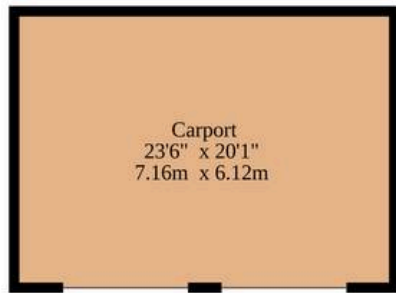
Ascending to the first floor, you'll find four generously sized double bedrooms, each thoughtfully designed with comfort in mind. All bedrooms feature plush carpets, radiators, and inset ceiling LED lighting. Two of the bedrooms include built-in wardrobes and en-suite shower rooms. The two rear bedrooms offer serene views of the rear garden and river through French doors that open to a shared balcony with glass balustrades. A beautifully designed family bathroom completes this level, blending style and functionality.

Every detail of this home has been carefully considered, showcasing premium materials, high-quality craftsmanship and contemporary design touches. From the spacious layout to the luxurious finishes, this property delivers an unrivaled standard of living in a prime location.

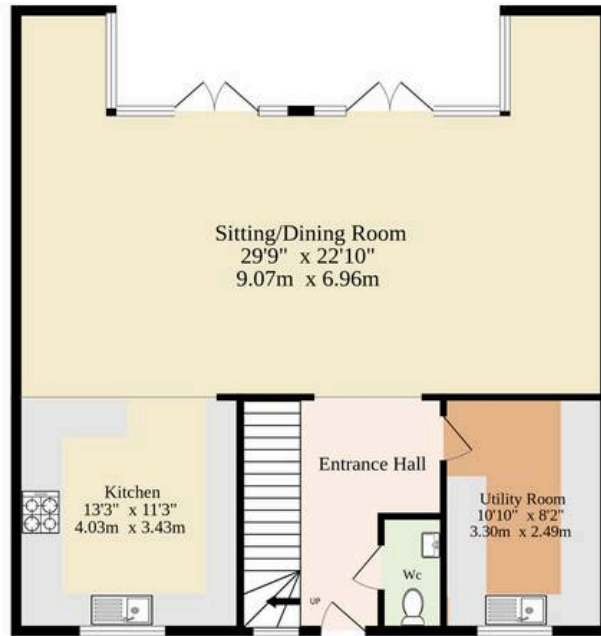
Agents Note

Sold freehold with no onward chain.

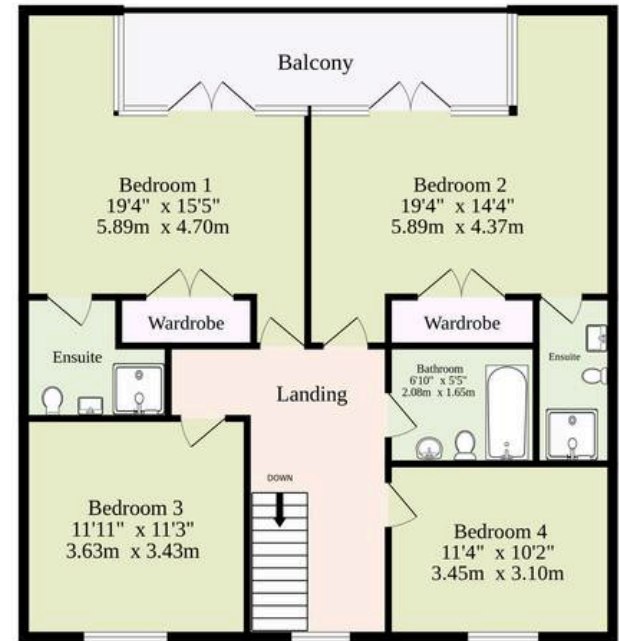




Ground Floor
1366 sq.ft. (126.9 sq.m.) approx.



1st Floor
935 sq.ft. (86.9 sq.m.) approx.



TOTAL FLOOR AREA : 2301 sq.ft. (213.8 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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