



Hillside House The Hill Yarmouth Road, Smallburgh
£425,000

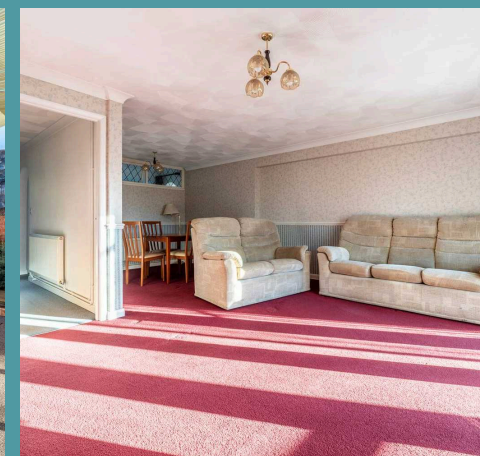
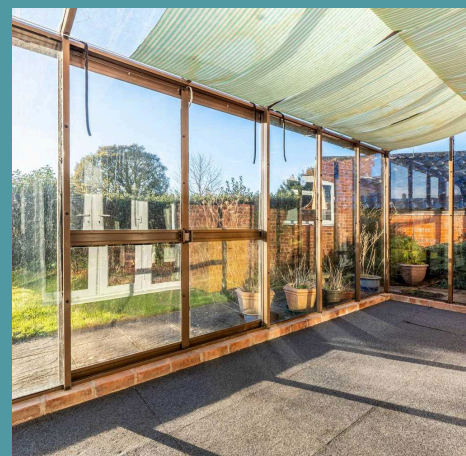
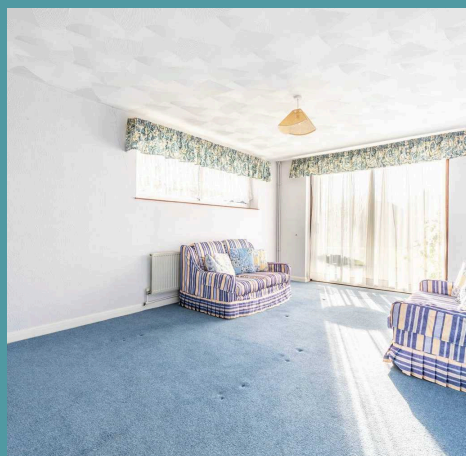
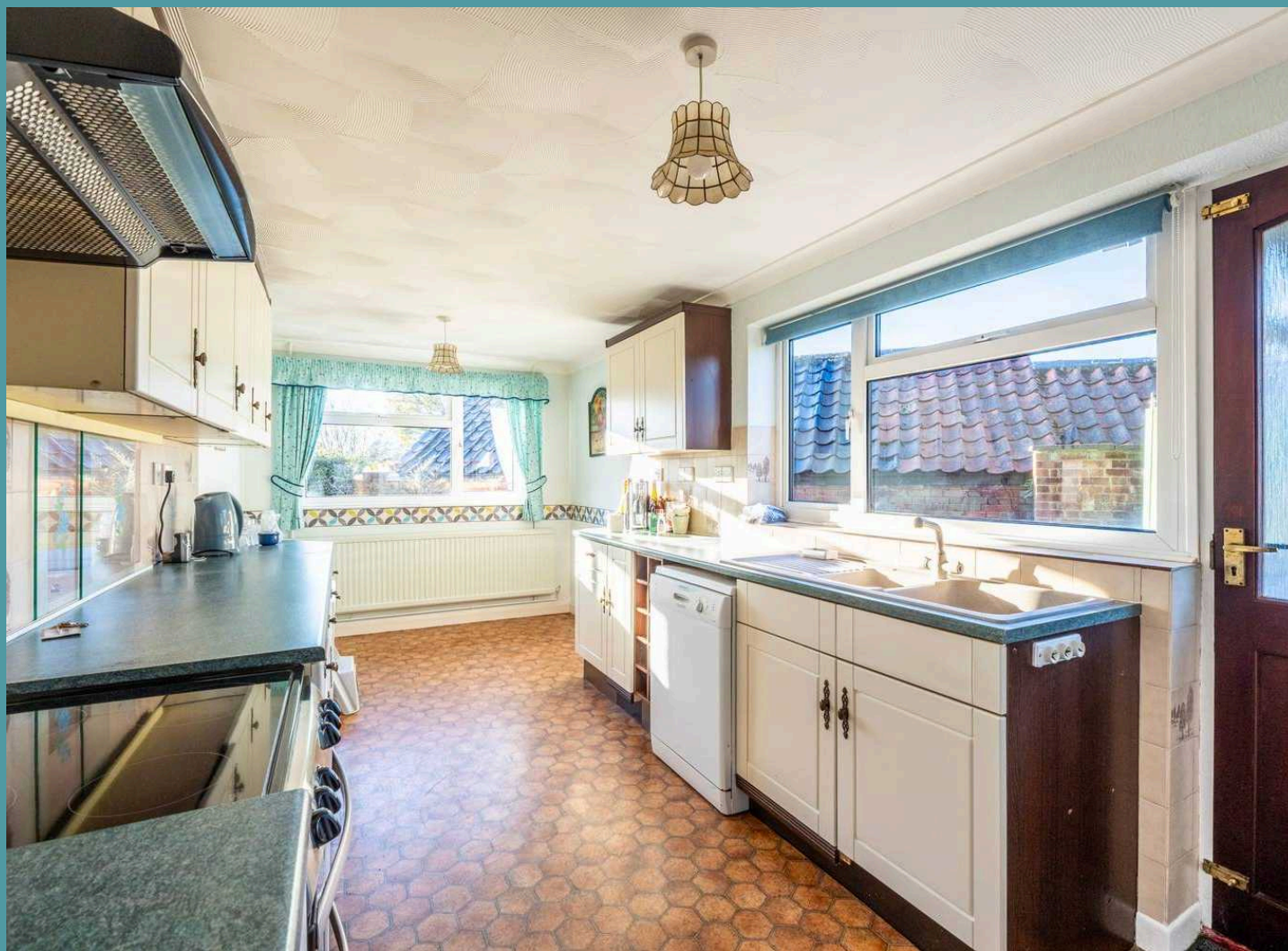
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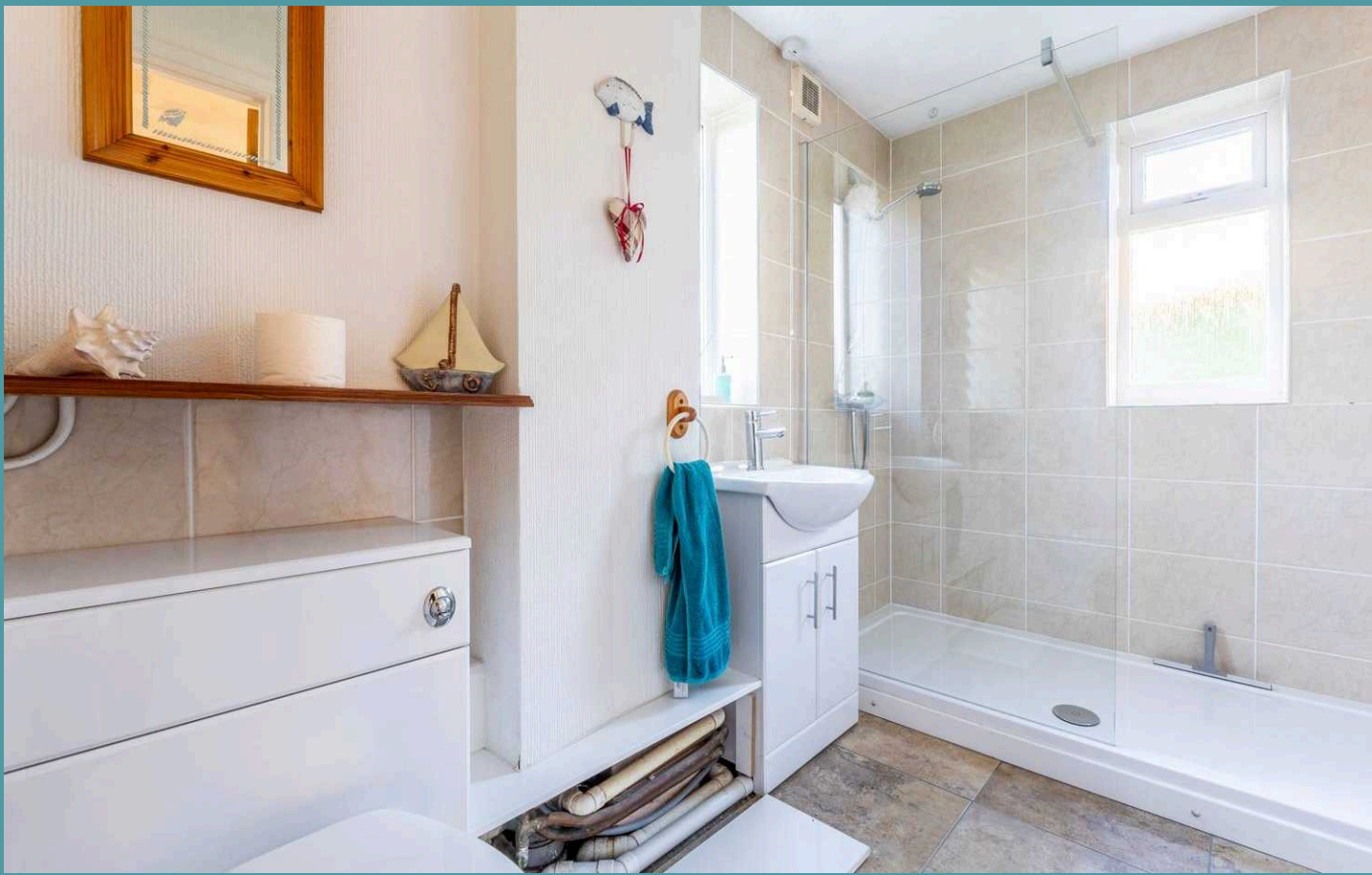
Smallburgh, Norwich

This detached house in the sought-after village of Smallburgh offers great potential for buyers looking to personalise and extend their home. With six spacious bedrooms, multiple reception rooms, and a large kitchen, the flexible layout is perfect for a growing family. The property sits on a generous plot with a large rear garden, providing ample space for outdoor activities and future development (subject to planning permission). Benefiting from an abundance of natural light and no onward chain, this home presents a unique opportunity to create your dream living space.

The Location

Hillside House, located on The Hill, Yarmouth Road in Smallburgh (NR12), is ideally positioned in a charming rural area while still offering convenient access to local amenities. The property is just 1 mile from the center of Smallburgh, where you'll find the popular Smallburgh Post Office and The Queens Head pub. For larger shopping needs, the bustling town of North Walsham is approximately 5 miles away, offering a wide selection of high street stores, supermarkets like Tesco and Sainsbury's, and local independent shops. Families will appreciate the proximity to Smallburgh Primary School, which is only a short distance away, and North Walsham High School, located around 5 miles away. The location also benefits from excellent road links, with easy access to the A149 and A1151, providing straightforward routes to the coast and Norwich, just 12 miles to the south.





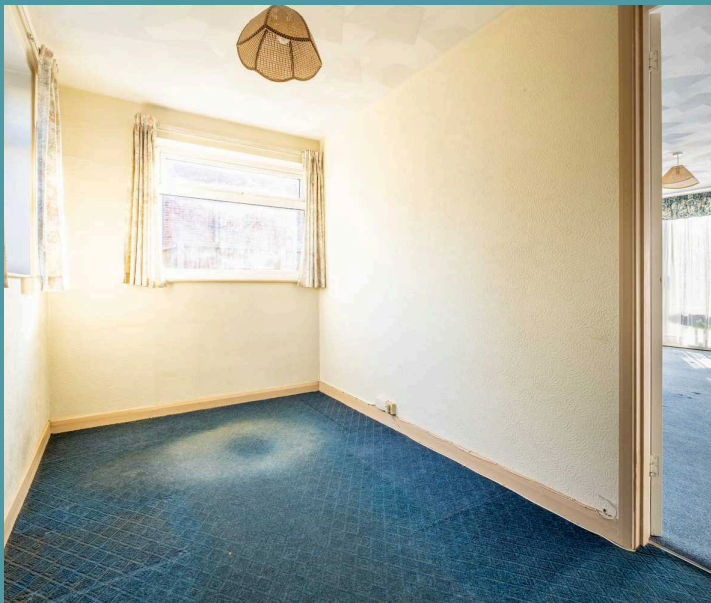
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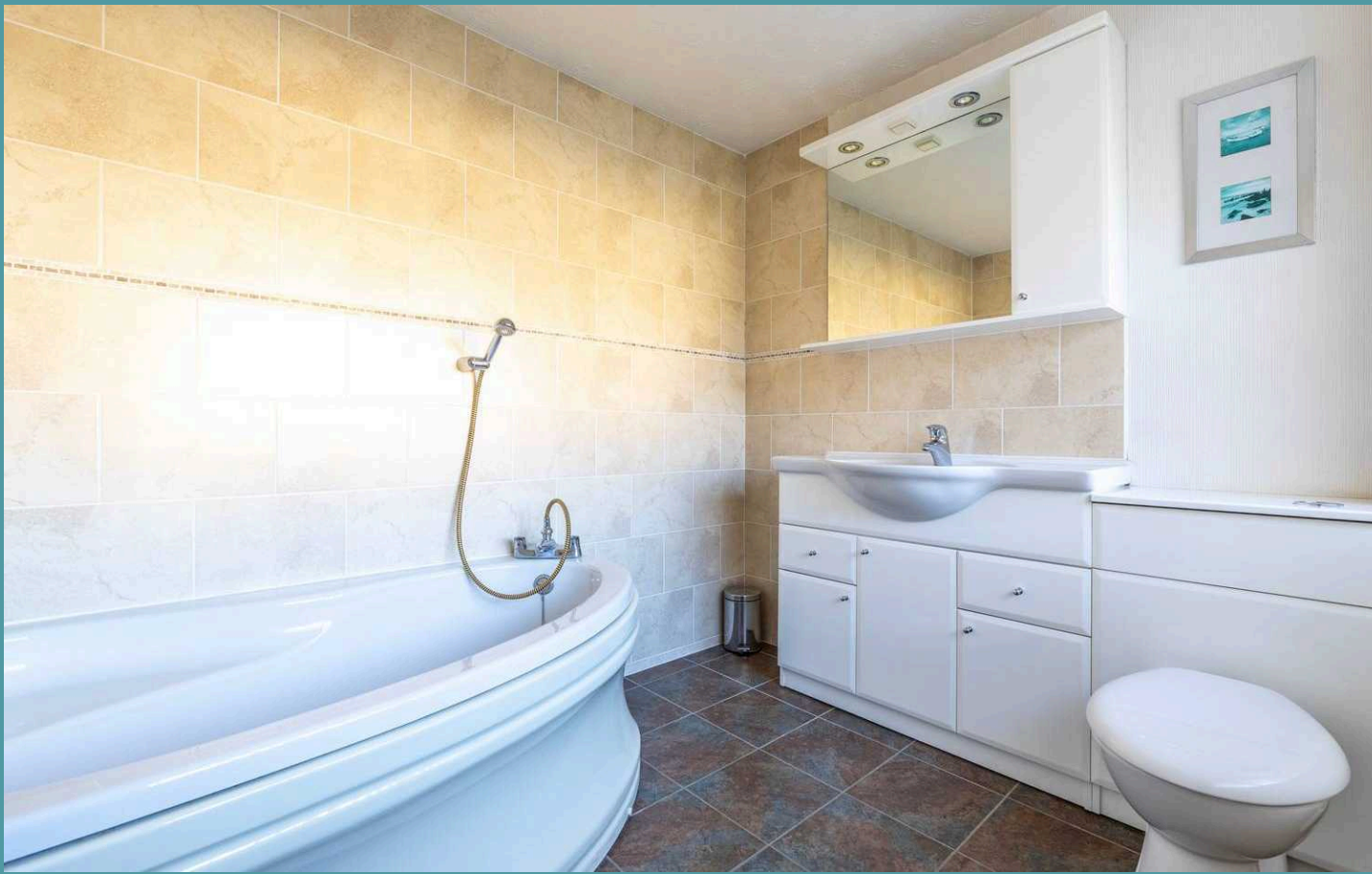
Smallburgh, Norwich

The Hill, Yarmouth Road

This detached house in the desirable village of Smallburgh offers a fantastic opportunity for buyers seeking a property with enormous potential to personalise. With a versatile floor plan and generous living spaces, this home is ideal for a growing family. The spacious accommodation includes multiple reception rooms, six bedrooms and a large kitchen, all of which can be tailored to your specific needs. The property sits on a substantial plot, providing the possibility to extend further (subject to planning permission), making it an exceptional choice for anyone looking to create their dream home.

The property benefits from an abundance of natural light and a flexible layout that offers an array of possibilities. From the large lounge/diner, which flows into a bright conservatory, to the second reception room perfect for a home office or playroom, the space is truly adaptable. Additionally, the ground floor shower room, utility, and separate study add to the convenience and functionality of the home. The bedrooms are all generously sized, providing ample space for a large family, while the bathroom and shower room ensure comfort and practicality.





Hillside House The Hill Yarmouth Road

Smallburgh, Norwich

Situated on a sizeable plot, the property boasts a large rear garden, mainly laid to lawn with a patio area, offering excellent outdoor space for family gatherings, gardening, or even potential further development. The side access provides additional benefits, including access to the oil tank and side porch. The house comes to market with no onward chain, allowing for a swift and straightforward purchase.

Agents Note

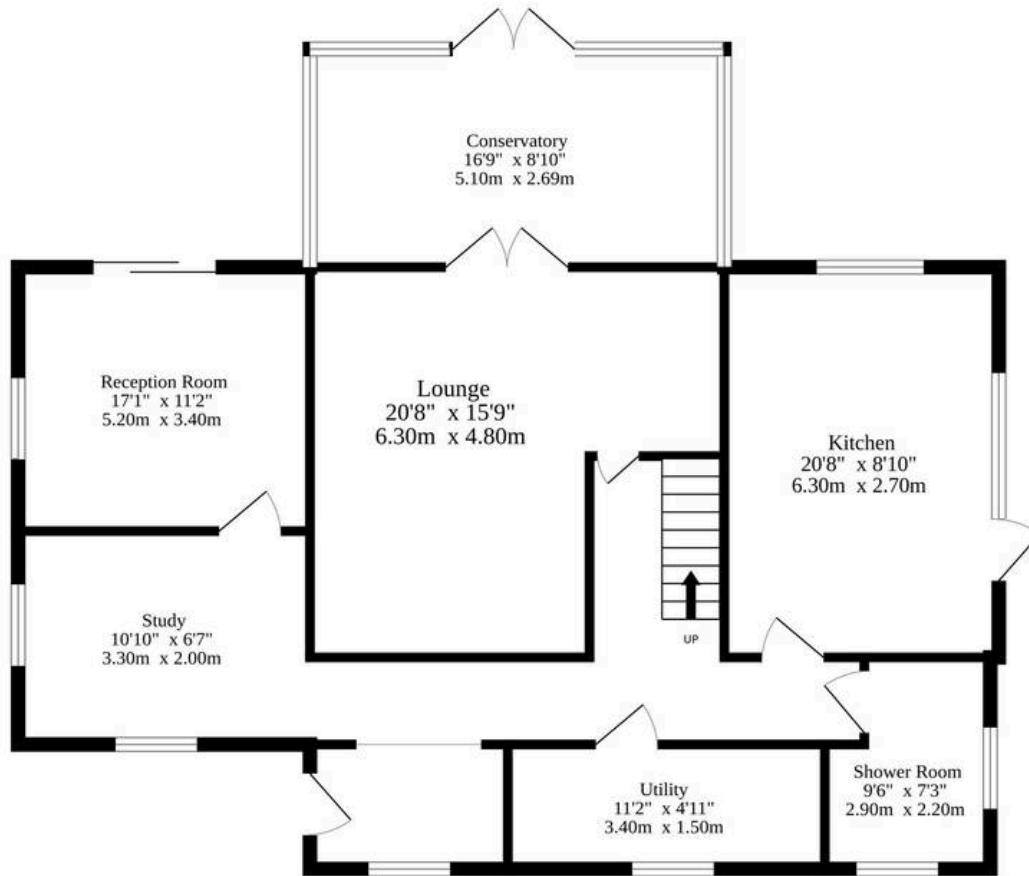
Sold Freehold

Oil Fired Heating

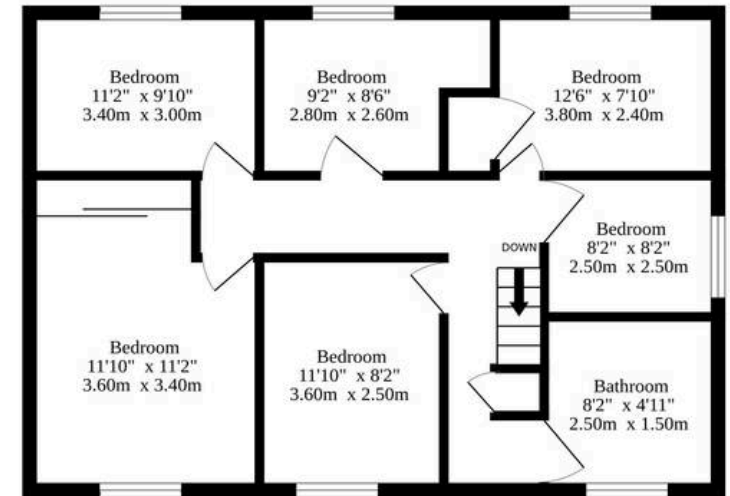
- Detached family home set in the sought-after village of Smallburgh
- Six spacious bedrooms offering ample room for a growing family
- Multiple adaptable reception rooms, ideal for a home office, playroom, or dining area
- Large kitchen providing plenty of potential to create your dream cooking space
- Bright and airy lounge/diner with direct access to a sunny conservatory
- Generously sized bathroom and shower room to accommodate family needs
- Large plot offering the possibility to extend or develop (subject to planning permission)
- No onward chain, ensuring a quick and easy move for buyers



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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