



2 Waterside Mews, Ebridge Mill Happisburgh Road

In Excess of £625,000

## 2 Waterside Mews

Ebridge Mill Happisburgh Road, North Walsham

Situated within an exclusive collection of three newly built, distinguished homes, this beautiful four-bedroom property effortlessly blends contemporary elegance with the peaceful charm of the countryside. Impeccably presented and move-in ready with no onward chain, the home is ideally positioned, offering stunning views over the shimmering waters of Ebridge Mill. Located just two miles east of the lively market town of North Walsham, it combines a serene setting 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.





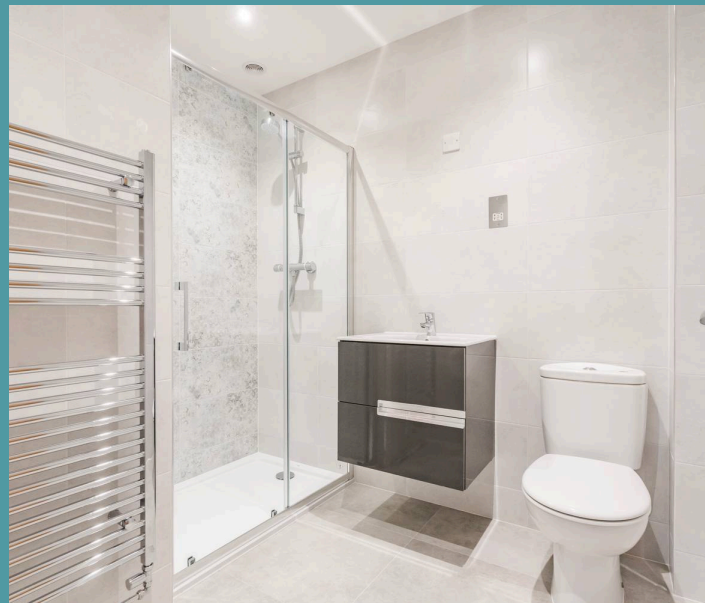
## 2 Waterside Mews

Ebridge Mill Happisburgh Road, North Walsham

### Waterside Mews

Accessed via a private shingle driveway, the property offers ample off-road parking along with covered carports. The front of the house is bordered by neatly manicured lawn gardens, with raised flower beds flanking a charming paved pathway that creates an inviting first impression. At the rear, a vast sun terrace provides an ideal space for outdoor dining or entertaining, seamlessly extending into a spacious, enclosed garden. For a more secluded space, additional seating by the garden's edge allows for breathtaking views of the Mill Race waters, enhanced by steps that complement the landscaped surroundings.

Upon entering the home, you're greeted with an air of sophistication, featuring bright, open spaces designed for contemporary living. The entrance hall leads to a convenient cloakroom with a vanity wash hand basin unit, tiled halfway up the wall, and elegant tiled flooring, as well as a well-equipped utility room. The impressive open-plan living, dining, and kitchen area, offering a perfect blend of style and functionality.





## 2 Waterside Mews

Ebridge Mill Happisburgh Road, North Walsham

Premium finishes enhance the space, with two sets of double doors flooding the interior with natural light and offering easy access to the outdoor terrace, creating an indoor-outdoor flow. The kitchen is meticulously designed, boasting stylish wall and base units, solid wooden worktops with a breakfast bar, an inset sink with a flexible tap and draining board and elegant tiled flooring.

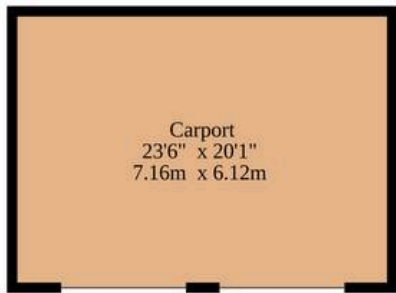
On the first floor, you'll find four generously sized double bedrooms, each designed with comfort in mind. All are finished with plush carpeting, radiators and recessed LED ceiling lights. Two of the bedrooms feature built-in wardrobes and en-suite shower rooms. The two rear bedrooms boast serene views of the garden and river, with French doors opening onto a shared balcony with sleek glass balustrades. A beautifully appointed family bathroom completes this floor.

Every aspect of this home has been carefully selected, showcasing top-tier materials, exceptional craftsmanship, and modern design details. From the spacious layout to the luxurious finishes, this property epitomizes elevated living in an enviable location.

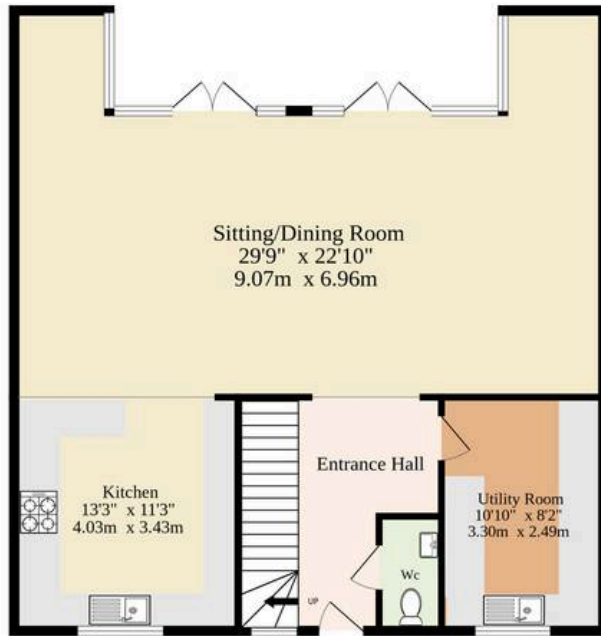
### Agents Note

Sold Freehold and no onward chain.

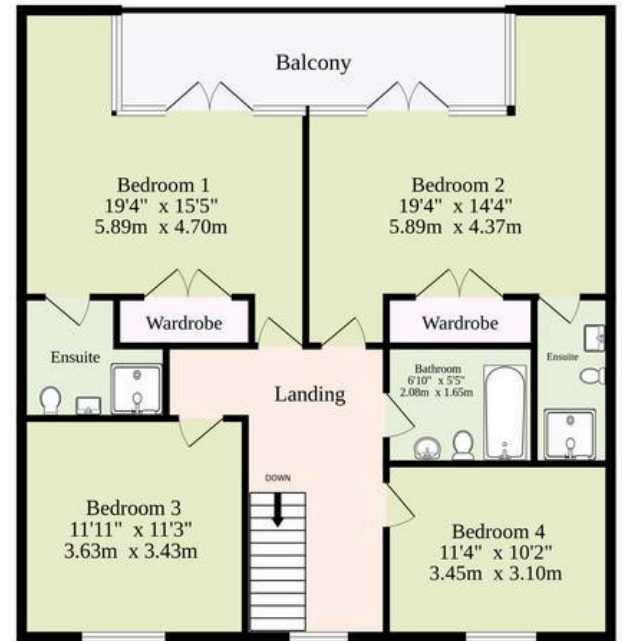




**Ground Floor**  
1366 sq.ft. (126.9 sq.m.) approx.



**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.  
Made with Metropix ©2024

