

propertyladder



Smedley Close, North Walsham, NR28

A 2018 Built Hopkins Two Bedroom Detached Coach House!

OFFERS IN EXCESS OF £190,000 LEASEHOLD 117 Years Left



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

CONTEMPORARY COMFORT WITH STANDOUT FEATURES!

This 2018 built, Hopkins detached coach house is offered in immaculate condition and combines modern design with practical living!

Accessed via a private ground floor entrance, stairs lead to a bright landing with both an electronic skylight and large airing cupboard, with the landing providing access to all rooms. The property comprises two bedrooms, both with built in wardrobes, a contemporary bathroom suite with a heated towel rail, and a spacious open plan kitchen, dining, and living area with ample worktop space and a further electronic skylight



“ property comprises two bedrooms, both with built in wardrobes ”



Overview

- Detached Coach House
- Two Double Bedrooms With Built In Wardrobes
- Integral Garage With Power, Electrics & Gas Combi Boiler
- Off Road Parking For Two Vehicles
- Private Courtyard Garden
- Open Plan Kitchen/Living Accommodation
- Private Ground Floor Entrance
- Modern Bathroom Suite With Heated Towel Rail
- Bright & Airy Throughout With Electronic Skylights





Location

Smedley Close in North Walsham is a residential street within easy reach of the town's main amenities and transport links. It lies close to local shops including a Lidl supermarket and farm shop conveniences, and is within walking distance of primary and secondary schools such as Millfield Primary and North Walsham High School, making it a practical choice for families and commuters alike. The nearby North Walsham railway station provides regular services on the Bittern Line between Norwich and Sheringham, offering good connectivity for work or leisure travel.

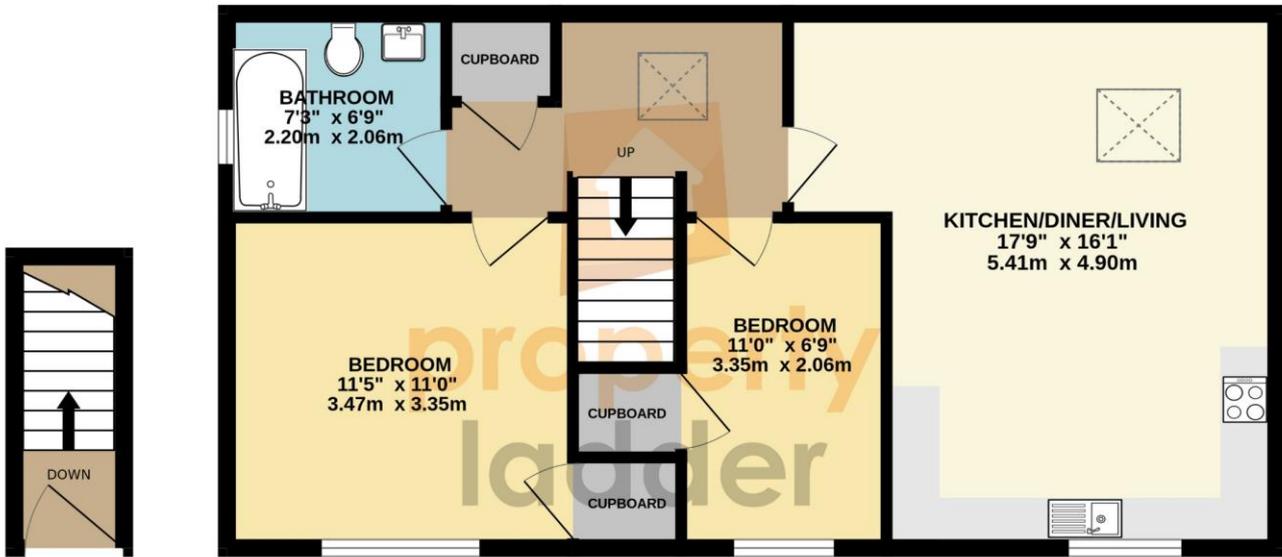


Outside

Additional features include an integral garage with full power and electrics, off road parking for two vehicles, and a private, enclosed courtyard garden! The gas combi boiler is situated conveniently with the integral garage.

FIRST FLOOR

648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 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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FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: A

LOCAL AUTHORITY: NORTH NORFOLK COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

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If you are considering selling your home, please contact us for your no obligation free market appraisal.

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