

propertyladder



Sampson Road, North Walsham, NR28

An extended link detached house with four/five bedrooms, modern kitchen and landscaped garden!

£325,000 Freehold



**BRITISH
PROPERTY
AWARDS**

2023 & 2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

SET IN A PEACEFUL CUL-DE-SAC OF NORTH WALSHAM

Set in a peaceful cul-de-sac in the sought-after market town of North Walsham, this extended link detached house combines versatile living space with a private, landscaped garden. The ground floor features a comfortable living room, a stylish refitted kitchen-dining room, a conservatory overlooking the garden, and a utility room. A large converted garage adds valuable flexibility, perfect as a fifth bedroom, home office, playroom or workspace.

Upstairs, four generous bedrooms are served by a modern family bathroom.



“The property benefits from four first floor bedrooms, along with a flexible fifth bedroom/study on the ground floor”

Overview

- Extended Link Detached House
- Cul-De-Sac Location
- Four First Floor Bedrooms
- Flexible Ground Floor Room/Study
- Modern Kitchen/Diner
- Separate Utility Room
- Bright Conservatory Overlooking Garden
- Comfortable Main Living Room
- Landscaped Rear Garden
- Ample Off-Street Parking
- Backs Onto Memorial Hospital Grounds For Secluded Setting





Location

North Walsham is a thriving market town offering a wide range of amenities, including shops, supermarkets, schools, leisure facilities, and regular rail services to Norwich and the coast. The property's cul-de-sac setting provides peace and privacy, while the nearby Memorial Hospital grounds create an attractive and secluded backdrop. The town is perfectly placed for access to both the North Norfolk coast and the Broads National Park, making it a highly convenient and desirable location.

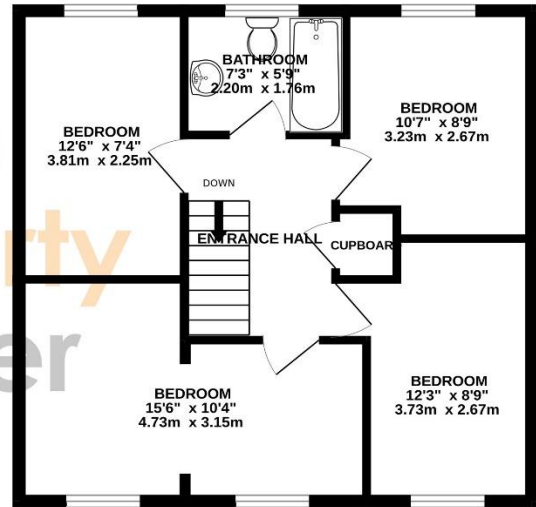
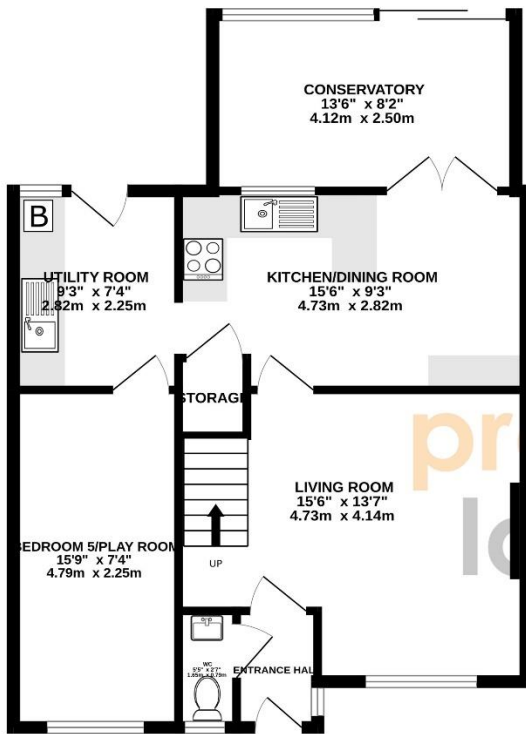


Outside

Outside, the property enjoys ample off-road parking to the front and a private rear garden with patio and lawn, backing onto the grounds of North Walsham Memorial Hospital - providing a peaceful and secluded setting.

GROUND FLOOR
660 sq.ft. (61.4 sq.m.) approx.

1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 1182 sq.ft. (109.8 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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FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	78 C
39-54	E		
21-38	F		
1-20	G		

Selling your home?

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

COUNCIL TAX BAND: D

LOCAL AUTHORITY: NORTH NORFOLK DISTRICT COUNCIL

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

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