



THE STORY OF

# The White House

*North Walsham, Norfolk*

SOWERBYS



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# The White House

52 Norwich Road, North Walsham,  
Norfolk, NR28 0DX

Quintessential Detached Period Home

Three Bedrooms

Wealth of Character Features

Immaculately Presented

Elegant Interiors

Large Driveway with Garage

Landscaped Rear Garden

Close to Wealth of Amenities

Extensively Renovated Throughout Current Ownership

SOWERBYS NORWICH OFFICE

01603 761441

[norwich@sowerbys.com](mailto:norwich@sowerbys.com)



“...an idyllic journey of reinvigorating an old property and expressing creativity whilst carving out an embracing home.”

Standing elegantly within the centre of its plot, this quintessential period home has undergone an extensive and impassioned renovation throughout its current ownership and now offers a wealth of charming, yet sophisticated, accommodation, seamlessly blending original character features with refined interiors.

Framed by the timber storm porch, the attractive front door leads to the entrance hall and reveals the warm embrace of an immaculate home to look forward to returning to at the end of a long day. The

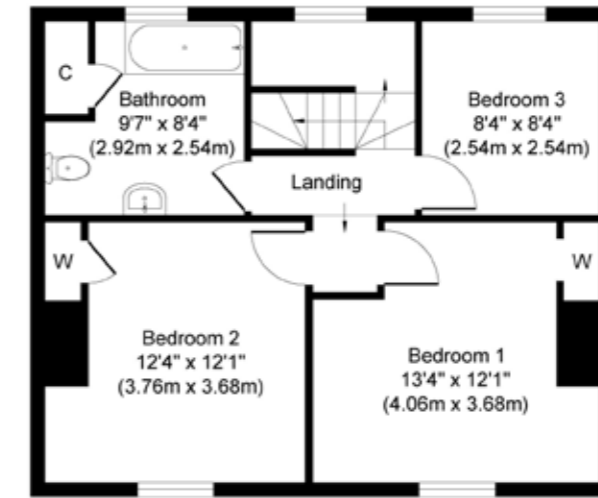
hall is flanked by the stunning kitchen/dining room to one side, and the sitting room to the other. With elegant cabinetry, and both a breakfast bar and space for the dining table, the impressive kitchen is a delightfully modern space within a traditional home and also benefits from double doors leading to the expansive sun terrace. Balance is achieved in the bay fronted sitting room; a cosy and embracing space in which to light the fire and hunker down for long winter evenings. Elsewhere on the ground floor, versatility is achieved with the peaceful study and nearby shower room.



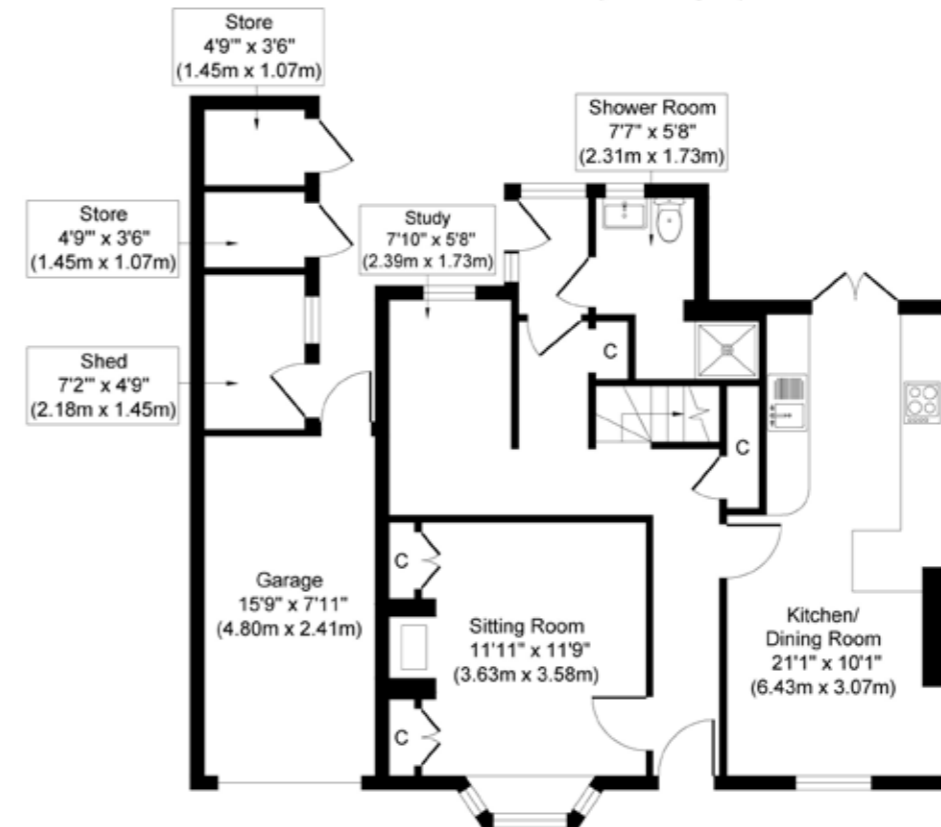




The first floor is home to the three characterful bedrooms. Two excellent doubles mean you are spoilt for choice for which to use as the principal bedroom: both benefit from integrated storage, high ceilings, feature fireplaces and reams of natural light via the double glazed sash windows. Yet more versatility can be found with the third bedroom making an ideal occasional room, study or even dressing room. All the bedrooms are well served by the central family bathroom, boasting every bit as much style and quality as seen elsewhere in this fine home. Attractive panelling envelopes this calming space, with a free-standing bath and heated towel rail.



**First Floor**  
Approximate Floor Area  
**551 sq. ft**  
(51.18 sq. m)

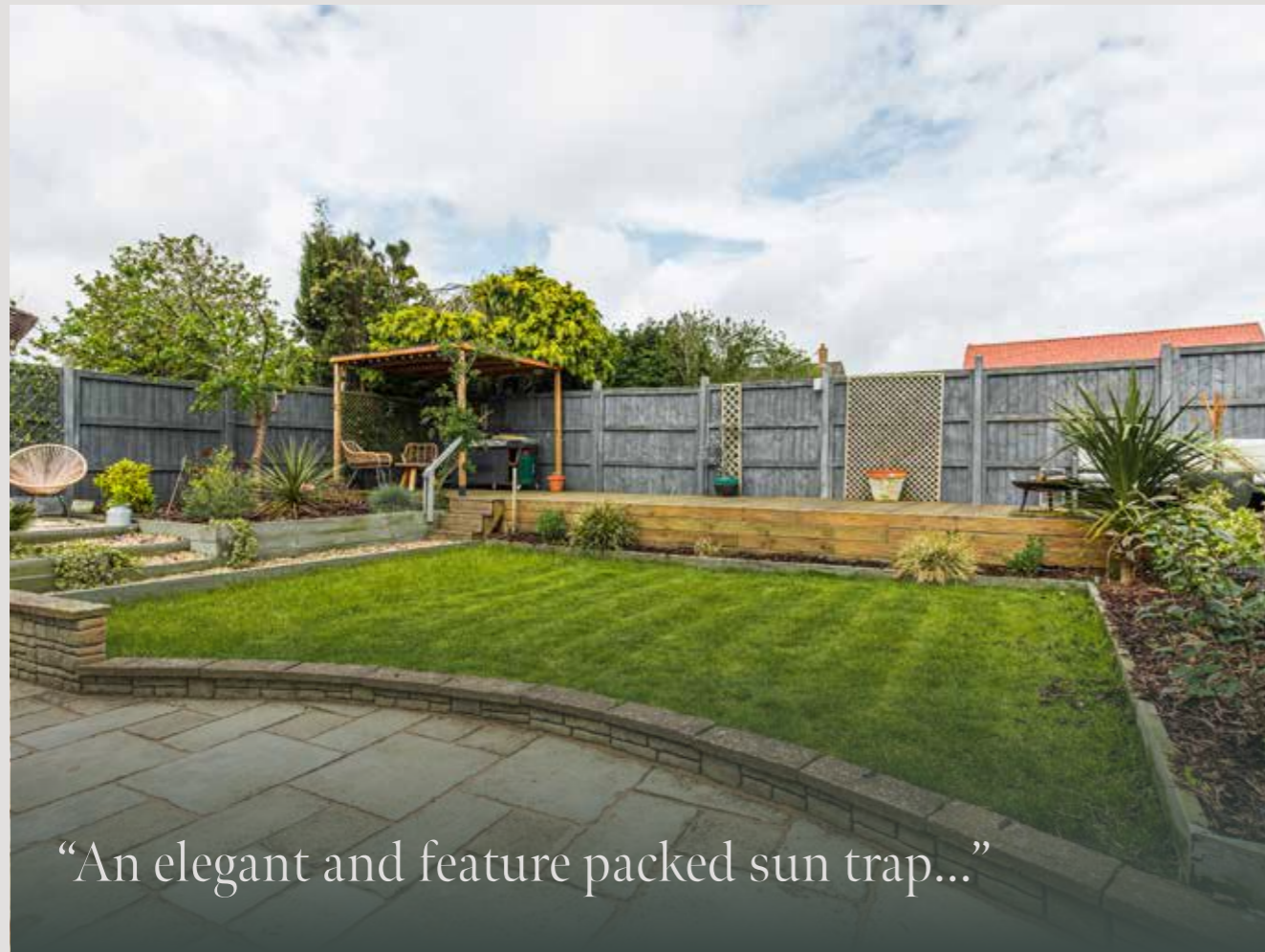


**Ground Floor**  
Approximate Floor Area  
**805 sq. ft**  
(74.78 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Whilst the front of the plot provides ample off road parking and access to the integrated garage, the rear of the plot reveals an immaculately landscaped oasis offering a wealth of features. The large sun terrace leads to the manicured lawn, which itself is bordered by well-stocked raised beds, an expansive raised deck and barbecue area, as well as a further raised seating area, all perfectly positioned to make the very best of the all day sunshine. A run of handy brick built stores provide valuable storage and, of course, the good sized garage can be accessed from the rear garden also.





ALL THE REASONS

# North Walsham

IN NORFOLK  
IS THE PLACE TO CALL HOME



A popular market town, North Walsham situated a few miles from the seaside town of Cromer and The

Norfolk Broads capital, Wroxham.

The town offers many amenities including a range of supermarkets, leisure facilities, shops, primary and secondary schools, sixth form college, doctors surgeries and a cottage hospital.

There are regular bus and train services to the cathedral city of Norwich, where there are a wider range of facilities including an international airport and mainline.

Situated a short commute away from Norwich with its many amenities, Wroxham is renowned for its boating culture.

Standing on the river Bure, the village is divided by the river and shares its many

attractions with the neighbouring Hoveton St John. Whether on the water or congregating in the busy pubs and restaurants on offer, there is something that will capture the heart of everyone. If you choose to hire a boat, you can travel at a leisurely pace along the broads and moor up at one of the local pubs. The Ferry Inn at Horning serves food all day and offers a fantastic outdoor space and plenty of mooring.

If you would rather stay on dry land, you can wander through the riverside park and feed the ducks, enjoy afternoon tea at one of the quaint tea rooms or simply sit and watch the boats go by in a sunshine filled pub garden.

The Bure Valley railway, which started in 1900, begins its journey in the centre of Wroxham. Both a steam and diesel train run the 18 mile round trip, taking you on a tour of pretty Norfolk villages and ending in Aylsham.



*Note from Sowerbys*



“Our vendors have poured their heart and soul into the renovation and have enjoyed every moment...”

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## SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

D. Ref:- 0578-2047-6246-5011-0930

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Freehold.

## LOCATION

What3words: ///briefing.confetti.minivans

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# SOWERBYS



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