



THE STORY OF

Swansea House

North Walsham, Norfolk

SOWERBYS

S

THE STORY OF

Swansea House

105 Mundesley Road, North Walsham, Norfolk
NR28 0DB

Elegant Detached Victorian Home

Four Bedrooms

Highly Popular Location

Short Walk to Town Centre and Amenities

Classic Receptions

Double Bay Fronted

Beautiful Large Garden

Off-Road Parking

Large Garage

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com



“Having moved into this house in February 1978, there are many memories. My parents invested so much love and work into the house and the garden.”

Standing proud on arguably one of the most desirable addresses is the thriving market town of North Walsham, this classic home showcases the very best of Victorian elegance with an imposing double bay fronted façade revealing a sprawling selection of fine receptions and bedrooms, ripe for reinvigoration shaping the next chapter of this fine property.

More than 2,000sqft of accommodation elegantly balance the traditional proportions alongside the potential for the flexibility and flow required to

accompany the ever-changing demands of modern day life.

The welcoming entrance hall is flanked by two quintessential bay fronted receptions, flooded with reams of natural light whilst the dining room and kitchen are found at the rear of the property enjoying pleasant views of the sprawling rear garden.

A highly practical wing complements the ground floor with a utility room and WC with external store adjoining the tandem double garage.





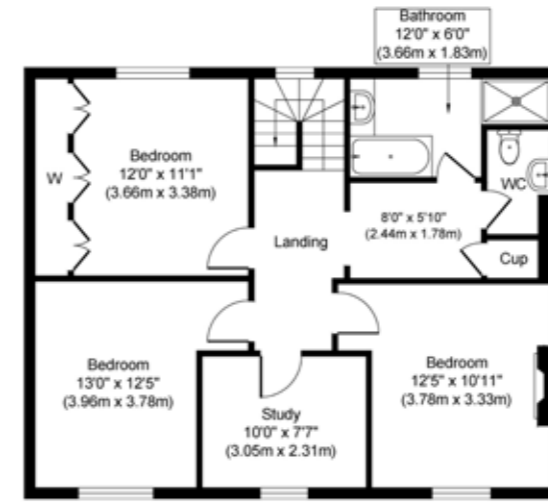
The first floor delivers yet more elegant proportions with high ceilings and a wealth of natural light and excellent versatility with no less than four bedrooms including a generous principal bedroom with a wealth of built-in storage. Two further doubles flank a central study/ fourth bedroom providing valuable flexibility to the accommodation. All bedrooms are well-served by the central family bathroom and separate WC.

A most noteworthy feature of this home is the remarkable plot in which it sits.

The large frontage provides ample off-road parking complemented by the large garage whilst the rear garden reveals a sprawling sun terrace and a remarkably large and varied plot beyond.

A well-kept lawn is bordered by well-established flower beds and a rear section to the garden reveals mature fruit trees and an idyllic setting to establish perhaps a thriving vegetable patch or simply to enjoy the privacy and peace of a large garden.





First Floor
Approximate Floor Area
783 sq. ft
(72.74 sq. m)



Ground Floor
Approximate Floor Area
1250 sq. ft
(116.12 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.

Copyright V360 Ltd 2022 | www.houseviz.com

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 the Vendor



“I shall really miss standing on the landing in the evening and seeing the fantastic sunsets over the back garden.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 1090-3924-0722-1394-3073

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: ///typified.cliff.topping

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL