



EH

EXQUISITE
HOME

BEAUTIFUL NORTH NORFOLK

The market town of North Walsham was first settled by the Anglo-Saxons and the area became wealthy due to the arrival of Flemish weavers from the twelfth century onwards. 'Walsham' was the name given to the popular lightweight summer cloth produced in the area and some of the wealth generated from the industry went towards the construction of the parish church, a so-called 'wool church' (the county's largest), Grade I listed St Nicholas. Horatio Nelson was educated locally and today, the school he attended is still there and is now a sixth form college serving the area. There are two primary schools and a high school in North Walsham and several nearby village primary schools. Cromer, Sheringham and Aylsham Broadland and Norwich offer a wide choice for older pupils with trains and or buses providing good transport links to all of these high schools. The town has an independent cinema, library, rugby team, two gyms, a swimming club and plenty of shops, cafés, restaurants, pubs and other leisure activities.





“The drive meanders enticingly up to the front of the house ...”

Located on the outskirts of the town is this handsome detached family home on a generous SIZE plot. The present owners bought it in 2006, attracted by its location and huge potential, they spent over a year completely renovating and extending it; putting in underfloor heating downstairs, re-wiring, redecorating and reconfiguring it to transform into the comfortable and spacious family home it is today. Their vision was to make it as maintenance-free as possible with thoughtful and attractive design throughout and self-cleaning windows with no need for any external painting.

The drive meanders enticingly up to the front of the house where there is a double garage and plenty of room for parking. There is a front lawn with mature trees providing shade and texture. The front door opens into the light-filled hallway with its porcelain floor tiles, a feature of the ground floor, easy to clean and durable. There is a useful under stairs cupboard and to the left is the sitting room with two tilt and turn windows overlooking the front garden. Next door is the utility room with a large airing cupboard, sink, more storage and plumbing for the washing machine. The useful cloakroom with a built-in basin in resin from Ambience Bain is also found here.

The kitchen, with its light oak units, Corian worktops, two integrated ovens (one steam, one conventional) with warming drawer, induction hob, extractor hood and natural light pouring in through the window, it's attractive and well designed. There is plenty of cupboard space and the owners have hosted many happy family Christmases, New Years and parties here. An archway leads through to the spacious, triple aspect, L-shaped dining and lounge area, flooded with natural light pouring through the tilt and turn windows and sliding doors leading to the patio and garden beyond. This is ideal for relaxed everyday meals, family occasions and socialising with plenty of room for a large table and chairs. The owners' grandchildren and great-grandchildren have very much enjoyed eating and playing here with all the freedom that plenty of circulatory flow space and an attractive house layout give.



Beautifully Appointed







Spacious First Floor Accommodation

Upstairs, the bedrooms feature the striking triangular windows, allowing plenty of natural light in. The generous landing has four bedrooms and the family bathroom radiating from it. The principal bedroom benefits from a dressing room with fitted Neville Johnson storage system, an en suite shower room with a skylight and built in radio in the steam/shower cabinet and a resin built-in basin by Ambience Bain. The second bedroom is a comfortable double with a storage area off it which could easily be converted into an en suite shower room since the services to this area were all provided for during the building in 2007. The third guest bedroom is also a double and has built in storage. The study, which benefits from a skylight is currently being used as a home office, access to the loft is also found here and there is eaves storage running down the entire length of this room. The fourth bedroom opens straight off the study, and the configuration of these two rooms make them ideal as a guest, teenage or children's bedrooms. The smart, contemporary family bathroom has a bath with shower over, lots of storage and a heated towel rail with natural light streaming in through the skylight. There is further storage over the garage, accessed via the staircase. There are also solar panels which offset the electricity costs.





Generous Grounds



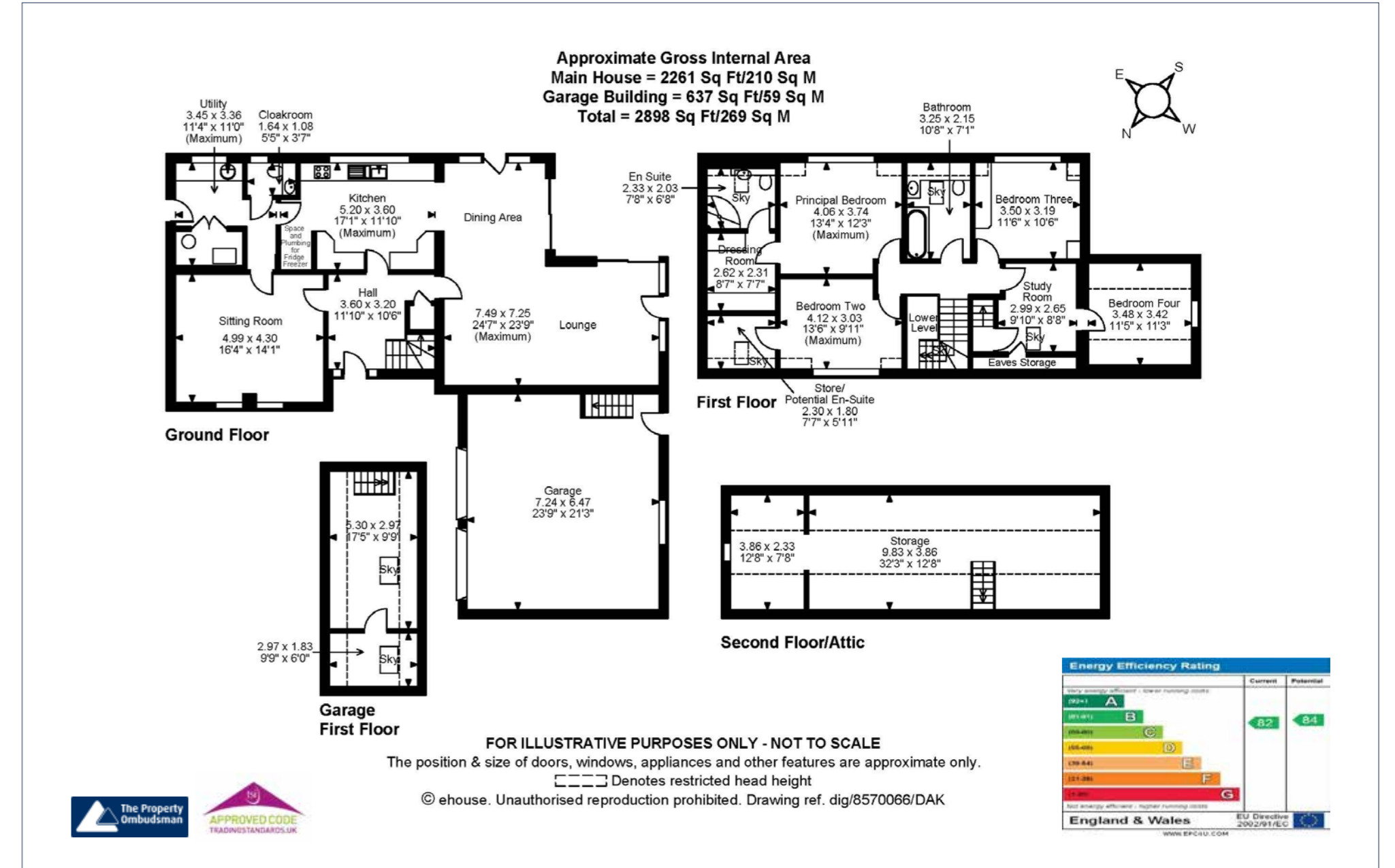
The rear garden is mainly laid to lawn with yew hedges dividing it into sections. There is a paved terrace off the dining room and lounge, ideal for al fresco dining, barbecues or a glass of wine at the end of the day. There are some attractive planted beds and a shed. The mature trees include oaks, blue cedar larch, a Bramley apple tree and a Douglas fir. The hedge to the rear is of holly and the hedge to the right hand side is beech. Well-established rhododendrons and azaleas make a stunning display and there are plenty of perennials. The garden attracts a wide variety of wildlife including green and spotted woodpeckers, blue tits, owls, pheasants and deer.



LOCATION

Fifteen and a half miles north of Norwich between the Broads National Park and the Norfolk Coast AONB is the bustling market town of North Walsham. This part of the county is known for its stunning beauty and its proximity to the Norfolk Broads, unspoilt North Norfolk coastline and swathes of open countryside dotted with pretty villages. Transport links here are good with trains from North Walsham on the Bittern line running between Norwich and Sheringham. From Norwich, there are direct trains to London Liverpool Street, Stanstead Airport and Cambridge. The A149 running from Kings Lynn to Great Yarmouth goes through the town, and Norwich is a 30 minute drive away via the B1150. The University of East Anglia (UEA) is a public research university in Norwich. Established in 1963 on a 320-acre campus west of the city centre, the university has four faculties and twenty-six schools of study. It has remained among the top universities worldwide in a variety of subject areas, including placing 11th (2023) in the world for Development Studies.

Set in a lovely location on the edge of some of the loveliest countryside and scenery which Norfolk has to offer, with excellent transport links, easily maintained and economical, with plenty off street parking, a beautiful garden and an immaculate interior, this lovely and flexible family home is simply bursting with delightful features.



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



EXQUISITE HOME

At Exquisite Home, we offer a refreshing approach to selling or letting exclusive homes, combining individual flair and attention with the local expertise of independent estate agents to create a strong international network, with powerful marketing capabilities. We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. Exclusive properties also require a tailored approach to marketing. Our bespoke service adopts a lifestyle approach to the promotion of your property, combined with an efficient sales process and outstanding customer service. The widespread exposure of prime residential properties is crucial.

The more prestigious a property, the smaller the number of potential buyers. Buyers of exclusive properties are generally not constrained by such influences as specific location, proximity to public transportation or local amenities. In today's market, the mobility of buyers is also greater than ever and they could come from, quite literally, anywhere- through local and regional marketing, national newspapers and magazines or; increasingly, internationally using interactive technologies, with this in mind, we have created a marketing strategy to target a suitable geo-demographic profile of potential buyers around the world.

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