



THE STORY OF

1 Wilkinson Way

North Walsham, Norfolk

SOWERBYS

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1 Wilkinson Way

North Walsham, Norfolk,
NR28 9BB

Popular Location

Sympathetically Updated

Bright Sitting Room

Dining Room and Modern Kitchen

Sun Room with Garden Views

Two Downstairs Bedrooms, En-Suite Shower Room

Two First Floor Bedrooms

Modern Family Bathroom

South-Facing Garden

Parking and Single Garage

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“...a modern, contemporary finish with a bright and spacious feel.”

This fine, well-presented home provides excellent versatile accommodation over two floors. A modern, contemporary finish throughout allows the property to feel bright and spacious.

The splendid modern kitchen has plenty of storage and work space, and a window and door connects the kitchen to the sun room, which makes it a very sociable space. The bright sitting room, with its bay window and feature fire, makes it an enjoyable space to relax. Just off the entrance hall and sitting room is the dining area, which is perfect for entertaining. In addition there are two

bedrooms and an en-suite shower room.

The first floor is accessed via a statement open tread staircase, allowing light to flow. Here, two bedrooms and a family bathroom are on offer.

To the front there is a ample parking space and access to the detached single garage, with mature planting to the front, a lawn and established hedging. A covered parking space provides added convenience, close to the front door. To the rear is a well established, south-facing garden with a terrace, lawn, mature planting and specimen trees and bushes.





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.



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



Mundesley Beach is around five miles away.

“There are miles of beautiful beaches to explore along the coastline...”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 8009-3416-1029-9397-7183

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: ///gifts.reception.banter

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