



THE STORY OF

# Little House

*North Walsham, Norfolk*

SOWERBYS



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# Little House

Little London Road, North Walksham,  
Norfolk, NR28 0RB

Well-Appointed Modern Home

Popular Location

Vaulted Sitting Room

Well-Fitted Kitchen and Redfyre Stove

Conservatory with Garden Views

Two Ground Floor Bedrooms and Shower Room

First Floor Bedroom, Bathroom and Two Store Rooms

Gravelled Drive with Double Garage

Approx. 1.75 Acres of Landscaped  
Grounds and Copse (STMS)

Stunning Countryside Views

SOWERBYS NORWICH OFFICE

01603 761441

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



“Our favourite spot in the house is the conservatory because of the far reaching views.”

Little House presents an idyllic countryside retreat, boasting expansive views against a lush woodland backdrop, all within easy reach of North Walsham's bustling market town. Built to impeccable standards, this home sits perfectly within its plot.

Spread across two levels, the versatile layout begins with a welcoming hallway that leads to a stunning vaulted sitting room. Here, one can appreciate the soaring hand crafted ceiling together with the warming wood-burner, with garden views on all sides. The conservatory

provides a picturesque space to soak in panoramic views of the garden. This adds extra room to enjoy and entertain.

The thoughtfully designed kitchen with its central island and separate larder make it a pleasure to cook in. Two inviting bedrooms and a well-appointed shower room complete the ground floor, offering comfort and convenience.

Ascending to the first floor, you'll find another bedroom, a bathroom, and two handy storerooms.





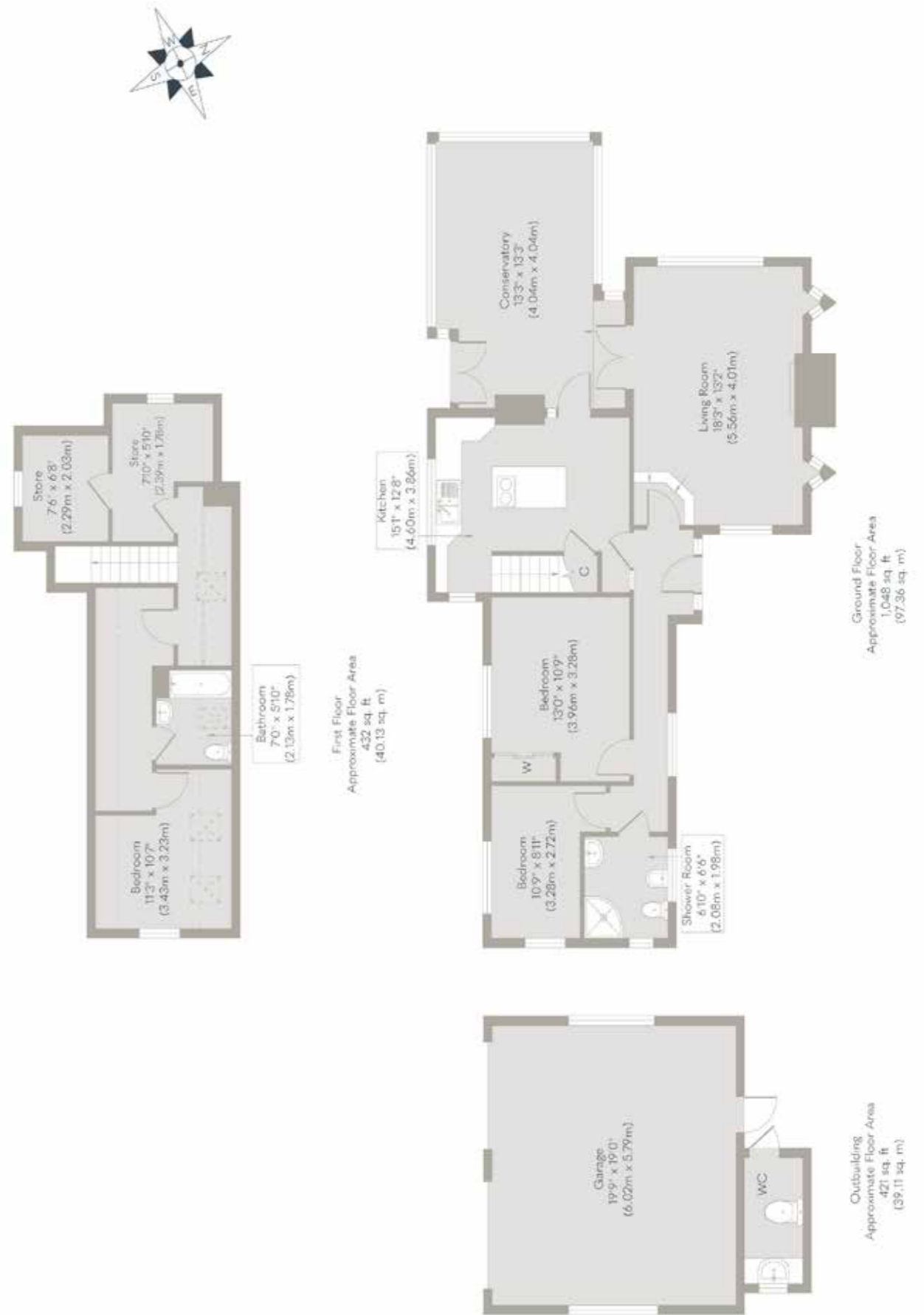




Surrounded by established hedging, the property is accessed via a gravelled drive leading to ample parking and a detached double garage, complete with a gardener's loo and covered parking area. Sweeping lawns and a variety of specimen trees create a quintessential countryside lifestyle. Mature foliage envelops the house, while a raised terrace and lawn at the rear provide the perfect vantage point to savour the breathtaking countryside views.







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 the Vendor



“We have loved the proximity of all services, and the peace and tranquillity which can be found here.”

THE VENDOR



## SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Oil fired underfloor heating to the ground floor.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

E. Ref:- 0330-2838-5340-2704-3605

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

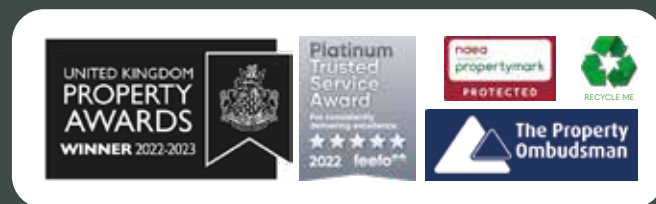
Freehold.

## LOCATION

What3words: ///riverside.magpie.skylights

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