



11 Hollybush Road, North Walsham

£300,000 Freehold

This 4-bedroom link detached house presents a unique opportunity for a discerning buyer to acquire a stylish and well-appointed family home. Boasting a range of modern enhancements and a desirable location, this property effortlessly combines comfort with contemporary living.

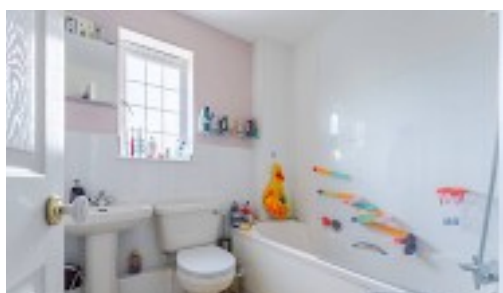
Location

Nestled in the charming market town of North Walsham, Hollybush Road enjoys a prime location with a perfect blend of convenience and tranquillity. Situated in a quiet residential area, this property is just a short distance from the town centre, offering an array of amenities, including supermarkets, boutique shops, cafes, and a leisure centre. Families will appreciate the proximity to well-regarded schools, while commuters benefit from excellent transport links, including North Walsham train station with regular services to Norwich and beyond. Surrounded by the stunning Norfolk countryside and within easy reach of the picturesque North Norfolk coastline, this address is ideal for those seeking a balance between vibrant town life and serene natural beauty.



Hollybush Road

Upon entering this residence, you are welcomed into the hallway, where a ground floor WC is thoughtfully placed to your left. Flowing seamlessly from the hallway is a spacious reception room that can easily be repurposed as a fourth bedroom, offering flexibility to suit your preferences. To the left of the hallway, the sitting room opens up into a contemporary kitchen/diner, creating a space for modern living.



The well-equipped kitchen features integrated appliances including a fridge and dishwasher, complemented by a wealth of storage and workspace for meal preparation.

The ground floor further impresses with underfloor heating, new flooring, and a delightful sunlit conservatory. Transitioning to the first floor, you will find three generously sized bedrooms, with the current ensuite to the principal bedroom being upgraded. Each bedroom is well-appointed, providing comfort and privacy for all residents. Additionally, a family bathroom with modern fittings is conveniently situated on this level.

Externally, the property boasts an enclosed rear garden that is easy to maintain, ideal for relaxation and entertaining. Off-road parking is provided via the driveway, ensuring convenience for residents and guests alike. A play park across from the property adds to the charm of the location, offering recreational opportunities for families.

With its immaculate presentation, dual zone wireless smart thermostats, and new radiators, this property exudes sophistication and functionality. Offering easy access to amenities and boasting a stylish interior, this residence is a testament to contemporary living at its finest. Don't miss the chance to make this exceptional property your new home.

Agents Notes

We understand this property will be sold freehold, connected to all main services.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Ground Floor
539 sq.ft. (51.9 sq.m.) approx.



1st Floor
317 sq.ft. (29.5 sq.m.) approx.



Sqft Excludes WC, Hallway, Landing And Bathrooms

TOTAL FLOOR AREA : 876 sq.ft. (81.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the description 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix 02024