



48 Happisburgh Road
North Walsham | Norfolk | NR28 9HD

FINE & COUNTRY

THE PERFECT BALANCE



Tucked away on a generous plot of around 0.75 of an acre, this stylishly presented four-bedroom detached home sits peacefully on the edge of the popular North Norfolk market town of North Walsham.

Offering a rare combination of rural charm and easy access to local amenities, the property is ideal for growing families or those seeking a tranquil lifestyle within reach of the coast, the Norfolk Broads, and the historic city of Norwich.



KEY FEATURES

- A Handsome Detached Family Home in the Town of North Walsham
- Four Bedrooms and Two Bath/Shower Rooms
- Open Plan Kitchen/Dining Room with Separate Utility Room and Boot Room
- Sitting Room and Garden Room
- Integral Garage with EV Charging Point
- Shared Shingle Drive leading to Private Driveway provides Plenty of Parking
- The Accommodation extends to 1,906sq.ft
- Energy Rating: E

The current owners were drawn to this home by the space and convenient location in which to bring up their young family. Over their tenure they have updated décor, installed an efficient air source heat pump, and reconfigured the kitchen/dining rooms to create a beautifully styled, open plan space equally purposed for family life or for entertaining a crowd. Winter roasts and summer drinks parties are equally at home here when gathering guests together, and this house is definitely made for modern living.

Step Inside

The home greets you with a covered porch leading into an expansive entrance hallway, with gorgeous, polished wood floor and stairs to the left. From this spacious hallway, you turn immediately right into separate boot room with adjoining shower room, the thoughtful layout also offers internal access to these two rooms from the garage which is so handy when coming in from long country walks or the beach with children and dogs. The hallway then flows through to a spacious and welcoming sitting room, complete with a charming wood-burning fireplace and built in storage—perfect for gathering the family together for cosy evenings. The sitting room has a door to the garden room which provides a peaceful spot from which to enjoy views over the garden and with double doors to the terrace. Coming back to the main entrance hall, turning left leads to the showstopping stylish open-plan kitchen and dining area, the heart of the home—ideal for family meals and entertaining with space for a large dining table and also sofa seating if desired. This sunlit triple aspect family room offers an Umbrian limestone floor, double oven with induction hob plus a generous island with great worktop space, a wine fridge and extra seating too making cooking and mealtimes a sociable affair, encouraging conversation and laughter all the way to the cosy armchairs for after supper coffee. It also has an external door to the front driveway, so convenient when unloading the weekly shop. A beautifully bright, airy utility room completes the stylish ground floor offering additional convenience for everyday living.





KEY FEATURES

Welcome Home

This home has a real sense of well-being within it – and the current owners offer a beautifully presented, ready to move into home. With a Little Green colour palette and pops of colour like the painted stairway punctuating the décor, this house has personality too. A place for elegant suppers, for family celebrations or just to retreat to after a long day at the office, this home invites you to stay a little longer. Birthdays and parties have taken place here, inside, and out, with guests spilling out onto the lawns, plenty of space for outside furniture and little nooks for groups to gather to chat. The lawns are large enough for Badminton, or even a marquee, and easily host a larger group. Adults can keep an eye on young children from the terrace outside the kitchen, which has a great view of the lawns stretching away. Children love to explore the pockets of interest, whether climbing trees, or older teens perhaps chatting in the sunken garden. There is still space to indulge a little “grow you own” yearning or to create further landscaping as desired.

Exploring Upstairs

The first floor hosts a bathroom, a separate cloakroom, and four generously sized bedrooms, two of which feature characterful period fireplaces and sinks, while another offers built-in storage. Each room is beautifully presented, offering a calm and restful retreat for all members of the family. The dual aspect principal bedroom is bright and cheery and has cleverly built in storage plus an original fireplace to add to the cosy character. Bedroom two is currently used as a home office and guest room whilst the two smaller rooms are perfect for children, home office or even a teens den.

Step Outside

An outside oasis exists here, almost hidden from view. Tucked away on a 90m shared gravel driveway you discover ample parking for family and friends along with an electric vehicle charging point. Thoughtfully designed wraparound gardens create a private and peaceful haven, with mature trees, lawns with room for children to roam and play, flowering shrubs, paved patios, and a tranquil wildlife pond. Whether you're looking to entertain, are a keen gardener looking for “grow your own” space, or simply want to unwind, this outdoor space is a true sanctuary. The south facing rear terraces offer a variety of places for all the family to enjoy, whether a quiet early morning cup of earl grey outside the kitchen, getting away from it all in the sunken garden patio or winding down the day with a glass of red outside the garden room, enjoying the peace and birdsong at dusk. At the bottom of the garden is the storage shed and a sizeable wood store, practical necessities for a family home.





























INFORMATION



On The Doorstep

North Walsham provides excellent everyday amenities including schooling, independent shops, Lidl, Waitrose and Sainsbury supermarkets, GP practice, dentist, chiropractor, and leisure facilities plus rail links to Norwich and the coast. Almost directly opposite the house is Sadlers Wood, a great haven to walk the dog and take a stroll, whilst just a 7-minute walk takes you to Memorial Park with play areas for children.

How Far Is It To?

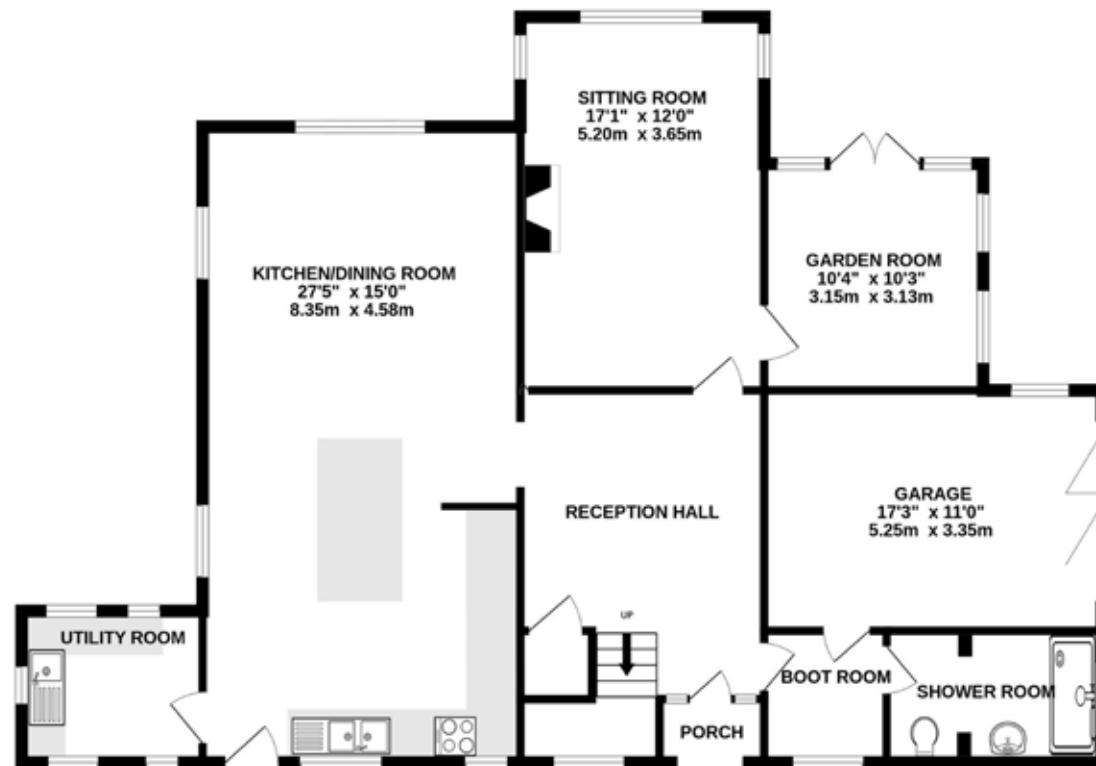
With Norwich just 17 miles away, commuting is straightforward with the city boasting an international airport and train station. The city's cultural offerings include three theatres, cinemas, Sainsbury Art Centre, The Norman Castle Museum, great sports facilities, and the wonderful traditional daily market plus two malls for retail shopping. The stunning North Norfolk coast is just 5 miles away, as are the picturesque waterways of the Norfolk Broads, offering endless opportunities for outdoor recreation, whether paddle boarding, canoeing, sailing or motorboat hire.

Directions

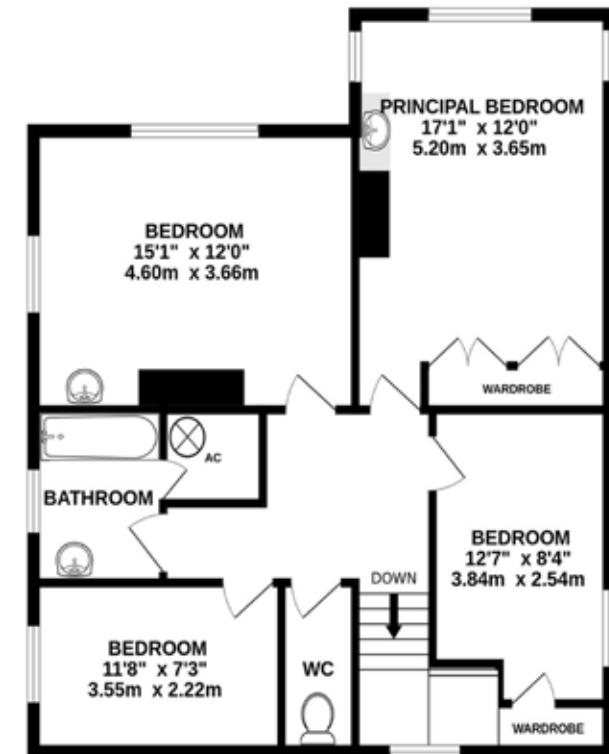
Leave Norwich on the B1150 North Walsham Road and continue onto Norwich Road. As you reach North Walsham, at the roundabout take the 2nd exit onto Grammar School Road. At the next roundabout take the 1st exit onto Yarmouth Road which becomes New Road. Continue onto Happisburgh Road and the property will be found on the right hand side.

Services, District Council and Tenure

Air Source Heat Pump Central Heating, Mains Water, Mains Drainage Fibre to Premises Broadband Available - Vendor uses PlusNet Mobile Phone Reception - varies depending on network provider Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability North Norfolk District Council - Council Tax Band E Freehold



GROUND FLOOR
1096 sq.ft. (101.8 sq.m.) approx.



1ST FLOOR
811 sq.ft. (75.3 sq.m.) approx.

TOTAL FLOOR AREA : 1906 sq.ft. (177.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs.			
(90-100)	A		
(81-90)	B		
(78-80)	C		
(56-70)	D		
(55-54)	E		
(21-50)	F		
(18-20)	G		
Most energy efficient - highest running costs.			
EU Directive 2002/91/EC			
England & Wales			
www.hpcsl.com			



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