



10 BEARS ROAD

Paston, North Walsham, NR28 9TH

£525,000

Freehold

10 Bears Road

Paston
North Walsham
NR28 9TH

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Freehold

- Beautifully presented four-bedroom detached home in the peaceful village of Paston
- Stunning, uninterrupted countryside views to the rear
- Spacious and versatile accommodation of approximately 1,564 sq ft
- Generous living room, bright sunroom and open-plan kitchen/dining room
- Gated gravel driveway and additional parking area
- Utility room and ground floor WC
- Easy access to North Walsham, the coast at Mundesley and the Norfolk Broads

Agents Note

Council Tax: D

Broadband Speed: 40mbps

Mains gas, water, electricity and sewerage

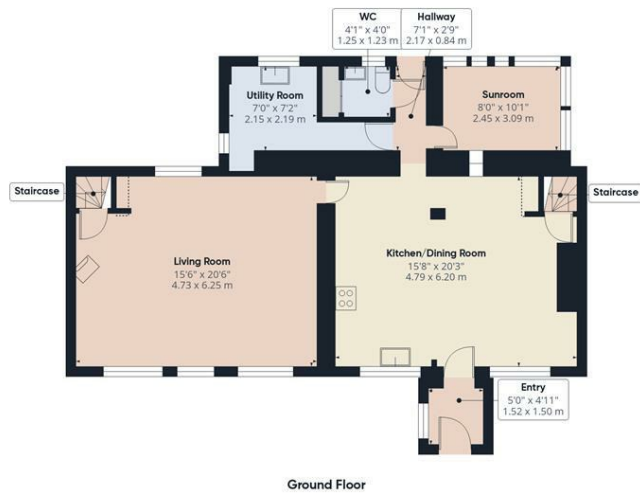
Nestled in the quiet North Norfolk village of Paston, this beautifully presented four-bedroom detached home enjoys a wonderfully peaceful setting with uninterrupted countryside views stretching beyond the rear garden. Designed for both comfort and sociable living, the home offers over 1,500sqft of bright and versatile accommodation, where a welcoming living room sits alongside a generous open-plan kitchen and dining space that naturally becomes the heart of the home.

A charming sunroom provides the perfect spot to relax while taking in the ever-changing rural outlook, while practical additions such as a utility room and ground floor WC make everyday living effortless. Upstairs, four spacious double bedrooms are arranged around a long landing and are served by both a family bathroom and a separate shower room, with the characterful touch of dual staircases adding a sense of individuality to the layout.

Outside, the gardens open out towards rolling fields, creating a tranquil backdrop, while a gated gravel driveway and additional parking area offer ample space for vehicles. Altogether, this is a home that captures the essence of Norfolk village living — peaceful, spacious and perfectly placed for easy access to North Walsham, the sandy beaches of Mundesley and the beautiful Norfolk Broads.







Approximate total area^m

1564 ft²
145.3 m²

Reduced headroom

8 ft²
0.7 m²



(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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