



## BIRDS ROAD , NORTH WALSHAM, NR28 0WE

£325,000  
FREEHOLD

\*\*\*GUIDE 325-350,000\*\*\* Occupying an attractive plot with South facing garden. This well presented detached house would make an ideal family home in the popular market town of North Walsham. The property is ideally located to the local school Millfield Primary School.

The property offers accommodation comprising of Entrance Hall, Lounge, Kitchen-dining room, Conservatory and Cloakroom. The garage has been converted and is currently used as an office but would make an ideal ground floor bedroom and is big enough to be a self contained studio. To the first floor you will find a Master Bedroom with En Suite Shower Room, Bedroom Two, Bedroom Three and Family Bathroom. Externally, the property has a low maintenance rear garden and Driveway parking.

## BIRDS ROAD

- Detached family home • Immaculate throughout
- Three bedrooms • Family bathroom & ensuite
- Lounge • Kitchen- Dining room
- Conservatory • Converted garage-would make ideal self contained studio • low maintainence garden to the rear & driveway to the front • Viewing highly recommended



### Overview

**NORTH WALSHAM** 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. Millfield Primary School is in very close proximity.

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.

### Property

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North Walsham is a thriving market town, with road and rail links to both Norwich and the picturesque North

Norfolk Coastline. With the town offering a wide variety of supermarkets, independent retailers, a library and community centre, primary, secondary and upper schools, doctors, dentists, bars, cafe's and parks, there truly is something here for everyone!

**Agents note**

Mains drainage, water, electric and gas.

## 1 BIRDS ROAD





Ground Floor



Floor 1

Approximate total area<sup>(a)</sup>

1061.81 ft<sup>2</sup>  
98.65 m<sup>2</sup>

Reduced headroom

0.8 ft<sup>2</sup>  
0.07 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Map data ©2024

Energy Efficiency Rating

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