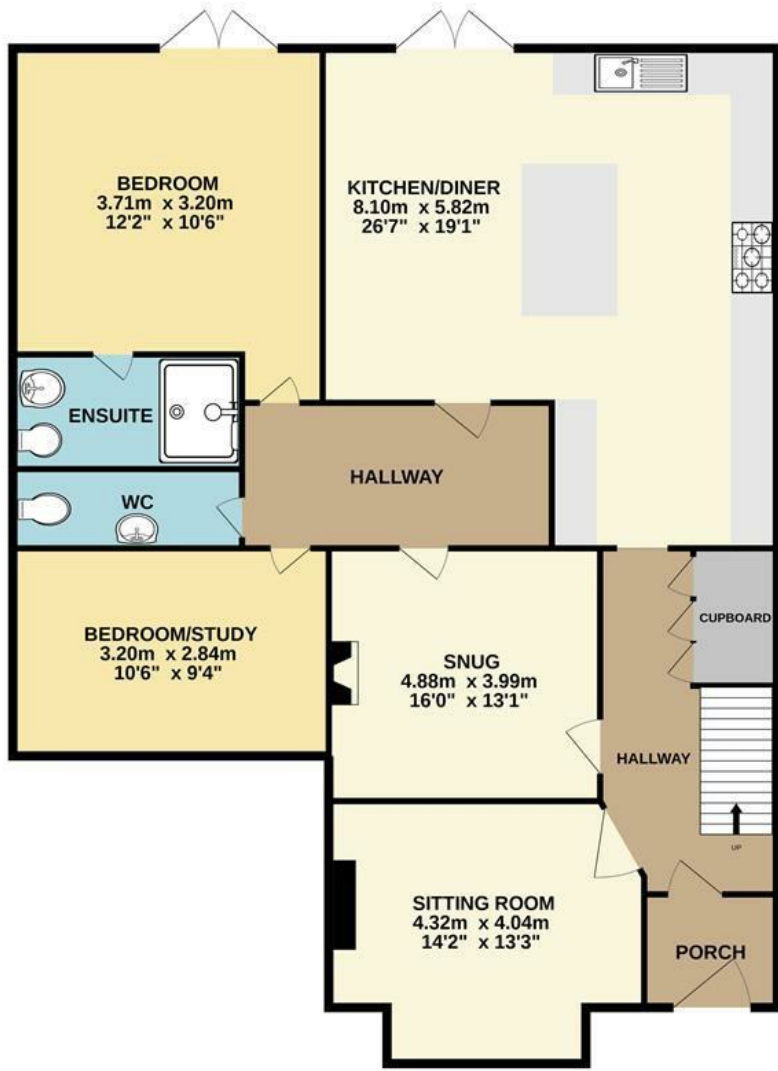


GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

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

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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100 Norwich Road | North Walsham | NR28  
 Guide Price £475,000



abbotFox presents this deceptively spacious Victorian family home in the increasingly popular market town of North Walsham. Located only a short walk to the train station and town centre, this detached house has been extended by the current owners and offers flexible accommodation over two floors; comprising of two reception rooms, six bedrooms, a good sized kitchen/dining room, two shower rooms and a ground floor WC.

Outside this detached house there is off-road parking for two vehicles at the front and a large rear garden at the back. The rear garden is mainly laid to lawn, is fully enclosed and boasts colourful shrub borders and mature trees offering plenty of privacy. There are a couple of paved and decked areas to offer the perfect setting for Alfresco dining and entertaining and there is a section at the rear of the garden with sheds, a wood store and a small pond.

This conveniently located property would lend itself to a growing family or a buyer looking for something suitable for multi-generation living with it offering plenty of potential for a self-contained annex with the ground floor bedroom benefitting from an ensuite shower room.

