



## Grammar School Road, North Walsham, NR28 9JH

A three bedroom barn style property with garage and parking in the market town of North Walsham

**£365,000**



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## Overview

- DETACHED BARN STYLE HOUSE
- THREE DOUBLE BEDROOMS
- SET DOWN A PRIVATE DRIVE
- GARAGE AND PARKING
- ENCLOSED REAR GARDEN
- NO ONWARD CHAIN
- GARDEN ROOM
- UNIQUE DESIGN & LOCATION
- POPULAR MARKET TOWN
- MUST BE SEEN!



**“This unique three bedroom home in the popular market town of North Walsham really is a must see!”**



## MUST SEE MARKET TOWN HOME!

Be quick to view this stylish, one off, Barn style property, located centrally in the bustling market town of North Walsham. The property offers three double bedrooms, a large family bathroom as well as a spacious lounge – dining room, large garden room and a ground floor WC. With a walled enclosed garden, garage and drive, this is a “must see” property in a great location.





## Location

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.

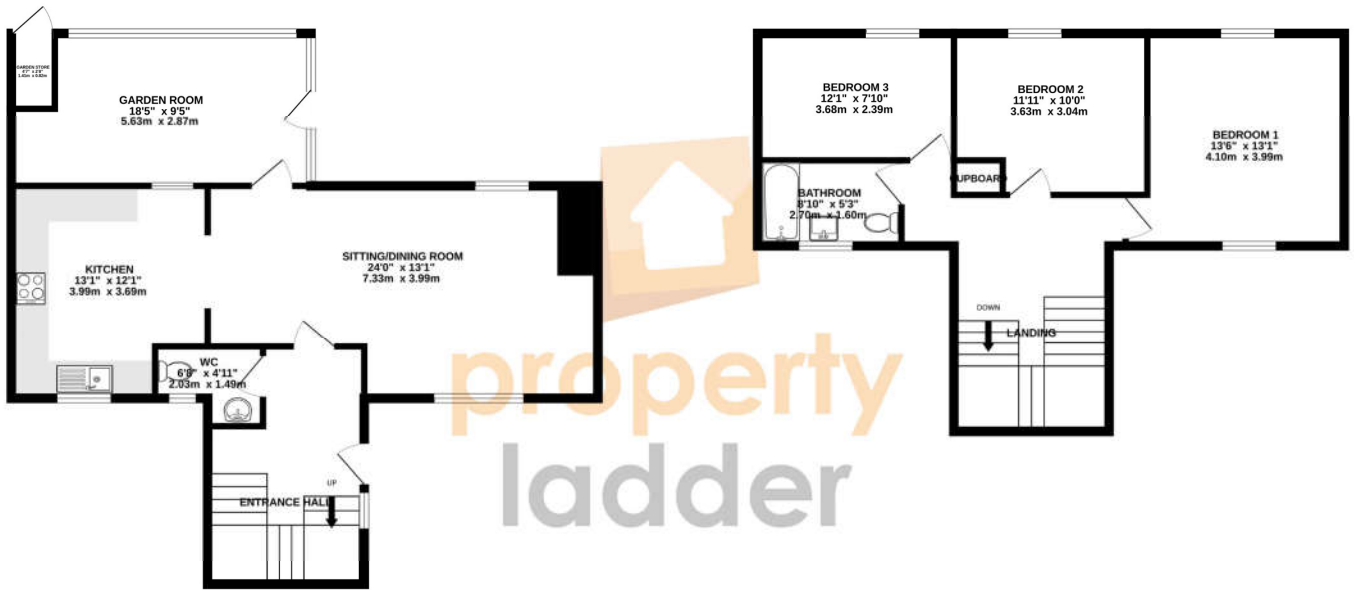


## Directions

Turn right from our Spixworth office on Crostwick Lane, then left onto North Walsham Road. Continue through Horstead staying on the B1150 until arrival in North Walsham. Take the second exit at the roundabout onto Grammar School Road and the property can be found on the right hand side.

**GROUND FLOOR**  
746 sq.ft. (69.3 sq.m.) approx.

**1ST FLOOR**  
583 sq.ft. (54.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1328 sq.ft. (123.4 sq.m.) approx.**

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		

**EXAMPLE EPC**

(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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