



**STOBART  
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



## Campion Close, North Walsham, Norfolk, NR28 9XJ

A semi-detached property located within a cul-de-sac, less than one mile to the thriving market town of North Walsham with its abundance of amenities that include independent retailers, a wide variety of supermarkets, a library and community centre, schooling for all ages, doctor's surgery, dentists, bars, cafes, restaurants and leisure facilities.

Set back from the road the property is approached at the side over a driveway providing off-road parking and access to a garage and a front lawn garden. To the rear, a paved terrace extends away to a lawn garden bordered by mature shrubs and trees.

The property's main entrance is into a hallway where separate internal doors provide access to a cloakroom and a lounge with an adjoining kitchen dining room and double doors that lead out to the rear garden. To the first floor, a family bathroom and three bedrooms complete the accommodation.

The property is further complimented by its easy access to the excellent road and rail links with the Bittern Train Line leading to either the North Norfolk coast, open countryside or to the capital city of Norwich.



Semi-Detached



House



Older



1 Bathroom  
1 Cloakroom



1 Reception



3 Bedrooms



Tax Band C

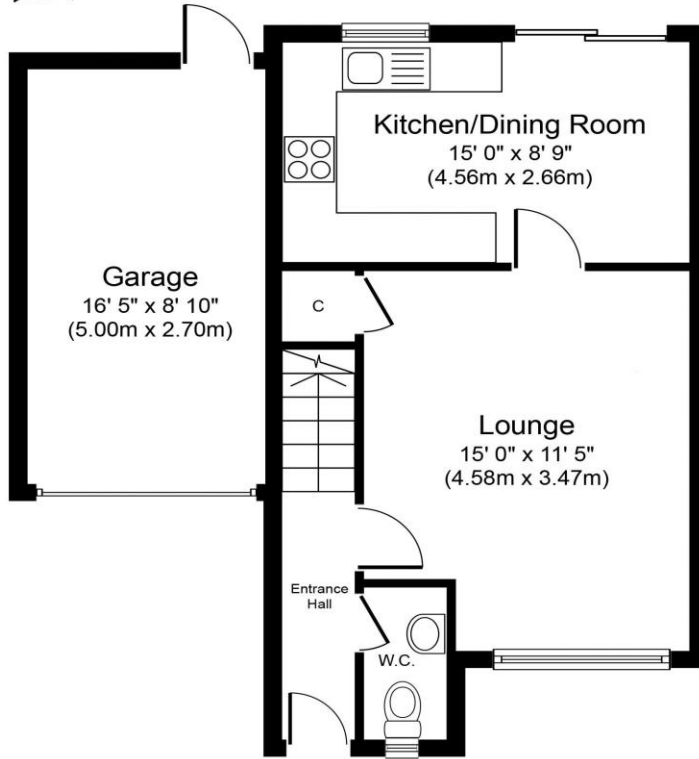


Off-Road  
Parking

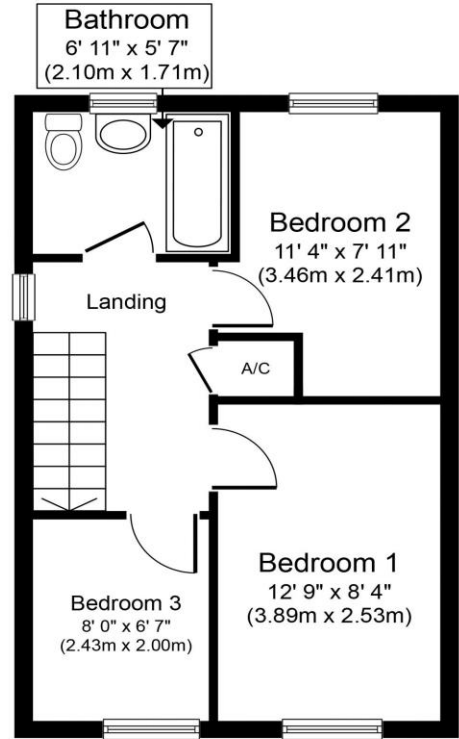


Garage





**Ground Floor**  
Approximate Floor Area  
375 sq. ft.  
(34.9 sq. m.)



**First Floor**  
Approximate Floor Area  
354 sq. ft.  
(32.9 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

**Stobart & Hurrell**

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