



## 21 Thirlby Road, North Walsham - NR28 9BA

£450,000 Freehold

Designed with thoughtful updates and generous proportions, this impressive four-bedroom detached bungalow offers a bright, spacious, and versatile living environment. A recent extension enhances the home's natural light, creating a seamless flow between its well-balanced rooms. The modern kitchen, dual-aspect sitting room, and expansive conservatory ensure ample space for both relaxation and entertaining. With four flexible bedrooms, including a master with an en-suite and a fourth room currently used as a dining area, this home adapts effortlessly to changing needs. Outside, the sizeable garden, rear garage, and extensive gravel driveway complete this move-in-ready home, ideal for families.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

**Minors & Brady**  
Estate Agents, Lettings and Property Management



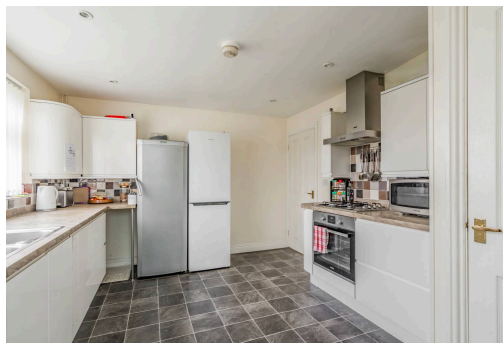
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### The Location

North Walsham is a bustling market town offering schooling for all ages, easy access to the city and also the North Norfolk coast plus all essential shops and amenities plus its local train station which is approx 0.8 miles away. You can walk to attend a weekly market in the town centre, a range of supermarkets, GP surgeries, parks and schools for all ages are also available. You can find the UEA, Science park



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### Thirlby Road, North Walsham

Positioned on an impressive corner plot, this detached four-bedroom bungalow offers a blend of space, style and versatility, ideal for families or those looking for a home with generous proportions throughout. Thoughtfully enhanced with a recent extension, this property has been designed to maximise natural light and functional living spaces, creating an inviting and comfortable environment.

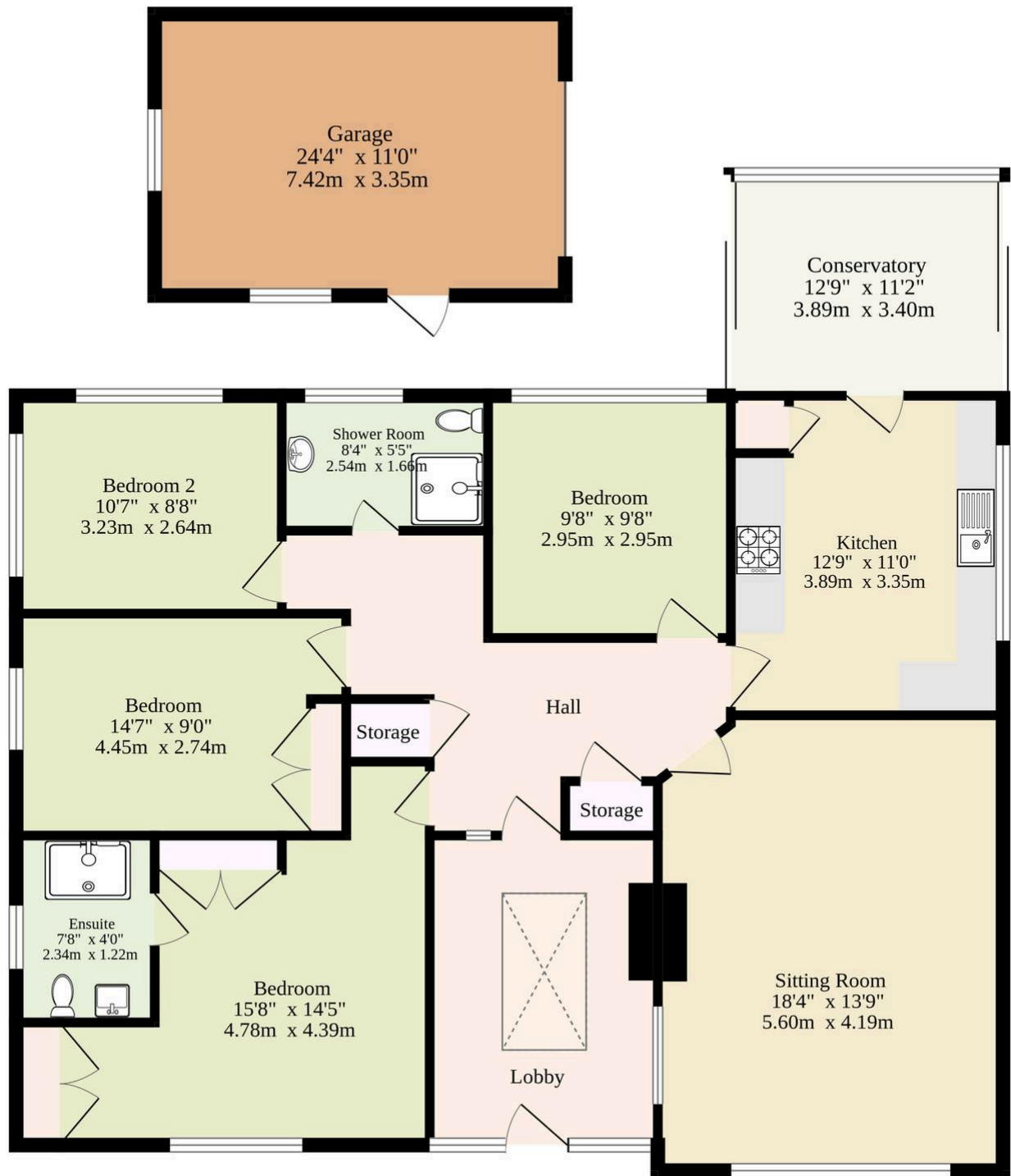
Upon entering, a large, bright lobby welcomes you, immediately setting the tone for the home's airy and open feel. A roof light above ensures this space remains bathed in natural light, enhancing the sense of openness.

From here, the central hallway provides seamless access to all main rooms, ensuring a well-balanced layout that perfectly caters to modern living. The four bedrooms offer fantastic flexibility, with the master suite benefiting from a private en-suite shower room, while the fourth bedroom, currently used as a dining room, allows for adaptable use depending on individual needs. A second well-appointed shower room serves the rest of the home, making it ideal for busy households.

The sitting room boasts a dual-aspect outlook that floods the space with daylight, making it a bright and inviting area to relax in. The modern kitchen is well-equipped with ample storage and expansive worktop areas, ensuring plenty of room for cooking and



**Ground Floor**  
1651 sq.ft. (153.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1651 sq.ft. (153.4 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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