



6 Lyngate Road, North Walsham
£210,000

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North Walsham, North Walsham

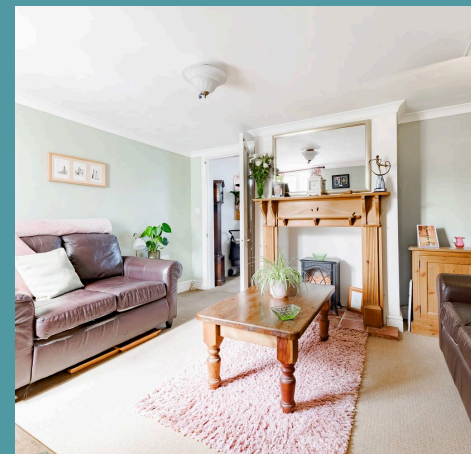
Vendor has found! This charming two-bedroom cottage sits near North Walsham's charming town centre, presenting a wonderful opportunity for first-time buyers, downsizers, or those seeking a smart investment. With a well kept interior and mature, private garden plus easy access to a wide range of local amenities, including supermarkets, independent shops, cafés, schools, and excellent transport links, including a train station with regular services to Norwich and the coast.

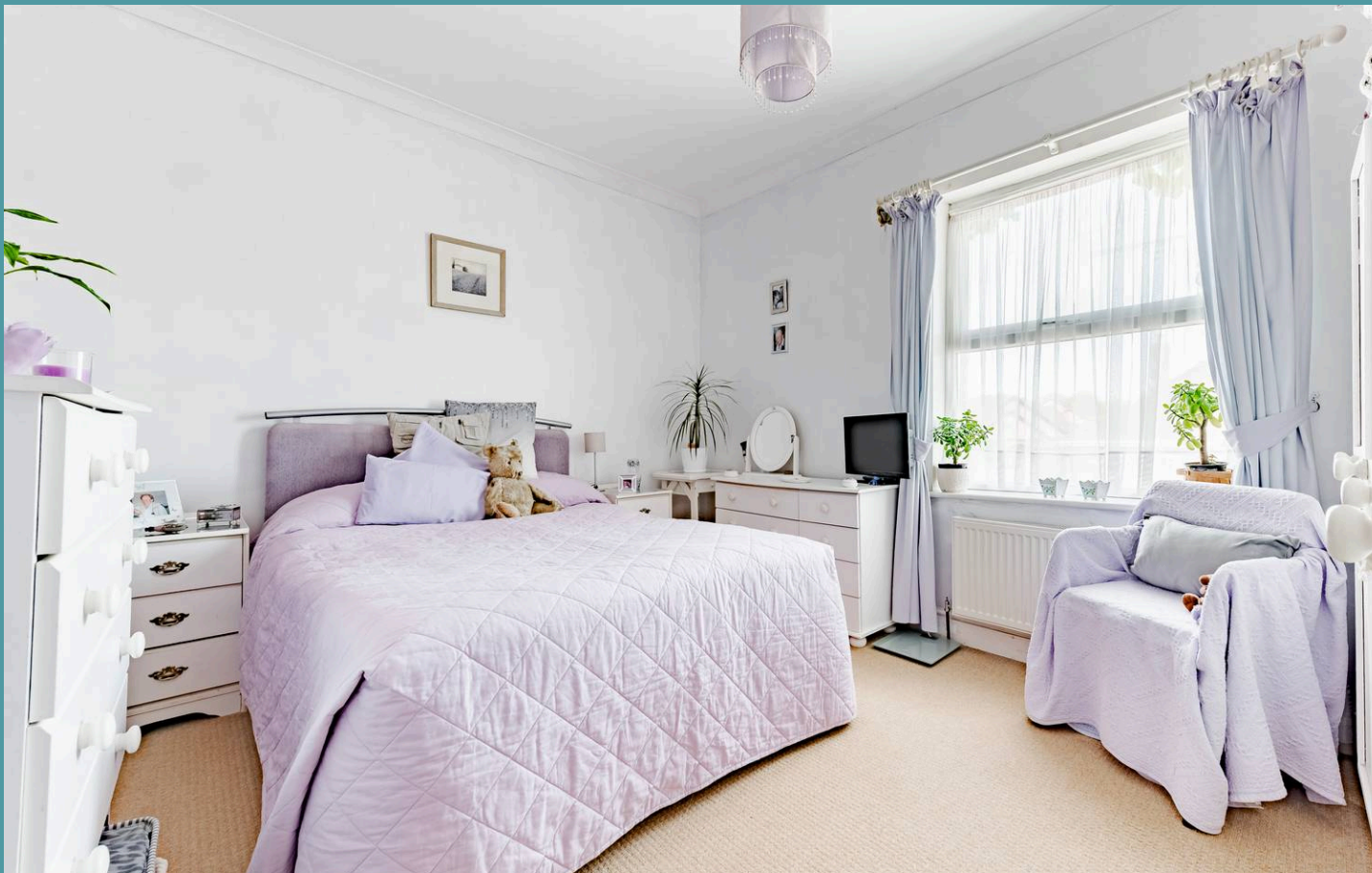
Location

North Walsham is a vibrant and historic market town nestled in the heart of North Norfolk, offering an excellent balance of town and country living. With a rich heritage and a welcoming community feel, the town is well-known for its charming high street, regular markets, and range of independent shops, cafés, and pubs.

For everyday convenience, North Walsham boasts a variety of supermarkets, schools, medical facilities, and leisure amenities, including a popular sports centre and cinema. The town also benefits from its own train station, providing regular direct services to Norwich in under 30 minutes, and to the seaside resort of Cromer—making it easy to enjoy both city life and coastal escapes.

Surrounded by beautiful countryside and within close reach of the Norfolk Broads and award-winning beaches, North Walsham is a fantastic base for those who enjoy outdoor pursuits, scenic walks, and relaxed rural living. With good road links and a strong sense of community, it's no surprise that North Walsham continues to be a popular choice for families, commuters, and retirees alike.





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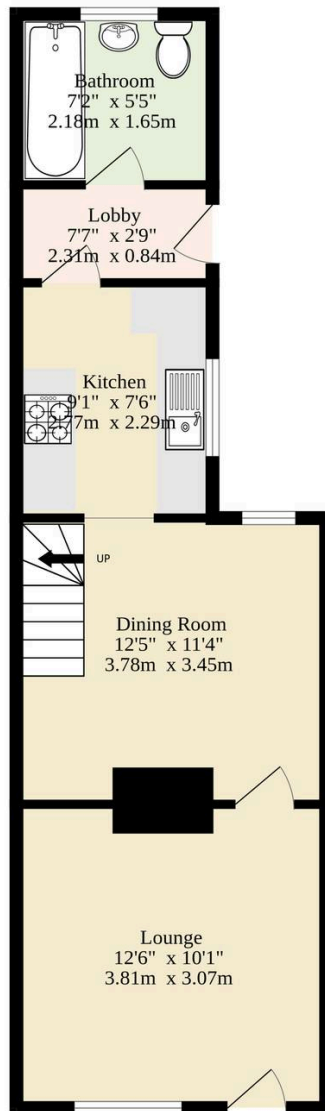
North Walsham, North Walsham

The cottage itself is full of warmth and character, with a layout that's both practical and inviting. The ground floor features two bright and spacious reception rooms, each with original fireplaces that add a touch of period charm. These versatile spaces are ideal for both relaxed evenings at home and entertaining guests. The separate kitchen is well-equipped with a range of fitted units, a gas hob and oven, space for appliances, and a tiled finish that makes it both stylish and easy to maintain. From here, you can step straight out into the rear garden, making outdoor dining or summer BBQs a breeze. A hallway leads through to the ground floor bathroom, which is fully tiled and fitted with a modern suite, including a shower over the bath. An inner hall also offers access to the loft, providing useful extra storage. Upstairs, you'll find two generous double bedrooms, both neutrally decorated and ready to move into. The main bedroom is light-filled with a front aspect window, while the second bedroom overlooks the rear garden and also houses the modern gas combi boiler in the airing cupboard. Externally, the property continues to impress. The front has a small enclosed courtyard bordered by a low brick wall, offering a pleasant welcome. The rear garden is a real highlight—spacious, well-kept, and featuring a mix of patio, lawn, and established flower beds and shrubs. It's the perfect spot for relaxing in the sun or cultivating your own outdoor oasis. At the far end of the garden, there's a hard-standing area with potential for a summer house, shed, or home office, offering even more flexibility. On-street parking is readily available to the front of the property. Another key benefit is that the current vendor has already found a property, which could help speed up the buying process for prospective purchasers.

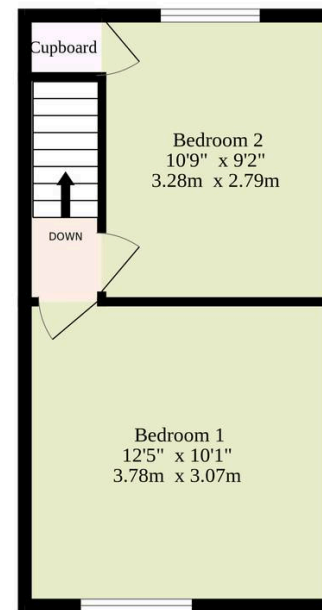


- This charming two-bedroom cottage is full of character and period features, offering a warm and inviting living space.

Ground Floor
400 sq.ft. (37.2 sq.m.) approx.



1st Floor
234 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA : 634 sq.ft. (58.9 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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