



46 Kemp Road

North Walsham

Stylish, smart, and set in a well-connected North Walsham spot. Finished with a contemporary eye and quality updates throughout, it's a ready-made option for buyers who value space, functionality and low-maintenance living. The interior delivers a seamless flow from entrance to south-facing garden, with bright, social spaces and thoughtful features that make everyday life a breeze. Integrated appliances, sleek finishes, and well-planned storage highlight the home's practical edge. Outside, the landscaped garden adds a relaxed outdoor zone, complete with a handy shed and patio space. Whether you're looking for a stylish first step, a lock-up-and-leave base, or a coastal bolthole within easy reach of Norwich and the sea, this home has wide-ranging appeal.

- Prime residential location in North Walsham with excellent local amenities
- Bright entrance hallway with practical ground floor WC
- Newly fitted modern kitchen
- Spacious rear sitting/dining room with garden access
- Hard flooring throughout the ground floor for easy upkeep
- Three well-proportioned bedrooms, two with built-in wardrobes
- Stylish new bathroom featuring a walk-in shower
- Off-road parking for two vehicles
- Low-maintenance south-facing, rear garden ideal for outdoor enjoyment
- Excellent transport links, nearby schools, and close to the coast



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The Location

Kemp Road is located in a sought-after residential area of North Walsham, a thriving market town known for its community spirit, rich heritage, and excellent amenities. The property enjoys close proximity to a variety of everyday conveniences, including supermarkets, independent shops, cafés, and a leisure centre with gym and swimming pool.

Families will appreciate the choice of well-regarded primary and secondary schools nearby, while commuters benefit from the town's railway station, which offers direct connections to Norwich and onward links to London. Kemp Road is also well-placed for exploring the scenic Norfolk countryside and the picturesque Norfolk Broads, with the coast just a short drive away.

The Property

In a sought-after part of North Walsham, this beautifully updated terraced home blends practicality with modern style, offering a layout that works perfectly for everyday life. With off-road parking for two vehicles, the home welcomes you into a light entrance hallway that flows into an easy-living ground floor, complete with hard flooring throughout for a clean, low-maintenance finish.



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The kitchen has been fully upgraded two years ago with a sleek, contemporary design. It features generous storage, smooth worktops, and a full suite of integrated appliances, including a fridge freezer, microwave, dishwasher, and wine cooler, all included in the sale. A washing machine is also being left for added convenience. Whether you're cooking midweek meals or entertaining guests, this kitchen is both functional and stylish.

A convenient ground floor WC is tucked just off the hallway, while to the rear, the sitting/dining room is bright and inviting, with a large window and direct access to the garden, making it a great social space with room to relax or dine in comfort.

Upstairs, the home continues to impress with three well-sized bedrooms, two of which include built-in wardrobes for added practicality. An airing cupboard on the landing provides handy additional storage, while the bathroom, also refitted just two years ago, offers a crisp, modern finish with a walk-in shower and high-quality fittings.

Outside, the south-facing garden was professionally landscaped just two years ago for low-maintenance enjoyment. With a three year old garden shed included, it's the perfect space to unwind, potter with container plants, or enjoy summer evenings with minimal upkeep.

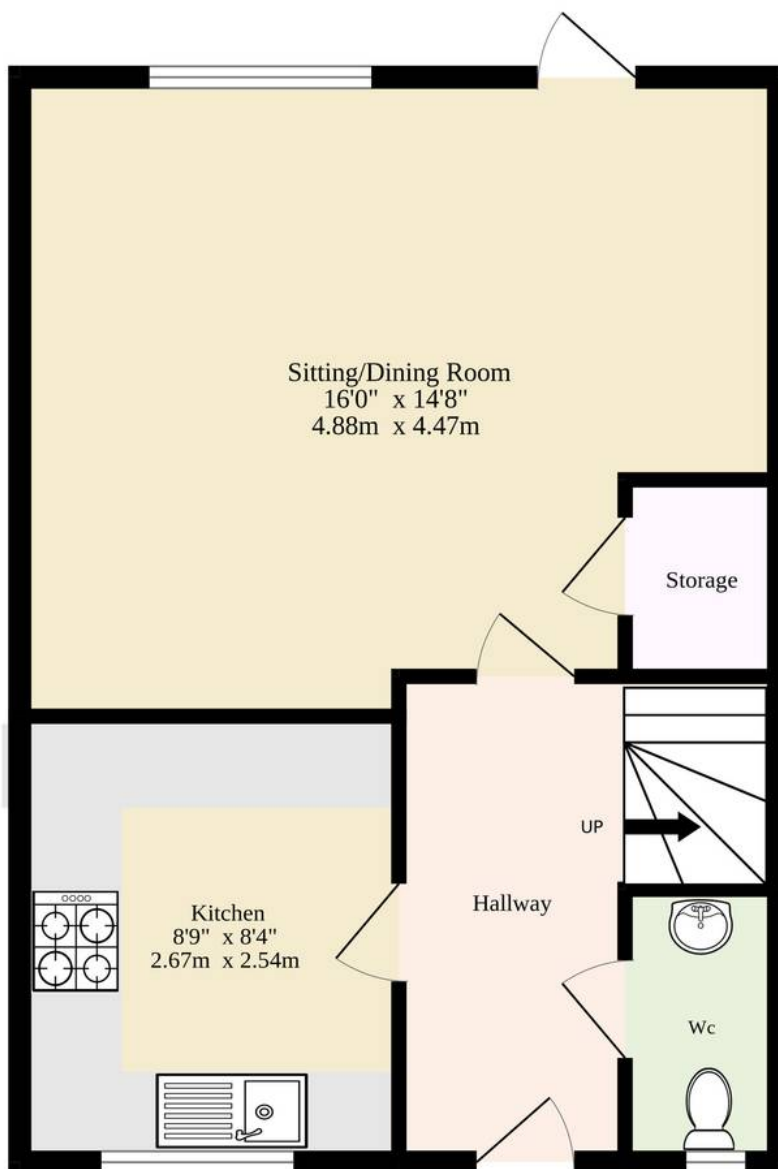
This is a well-presented home in a prime North Walsham location, with thoughtful upgrades already in place and nothing left to do but move in.



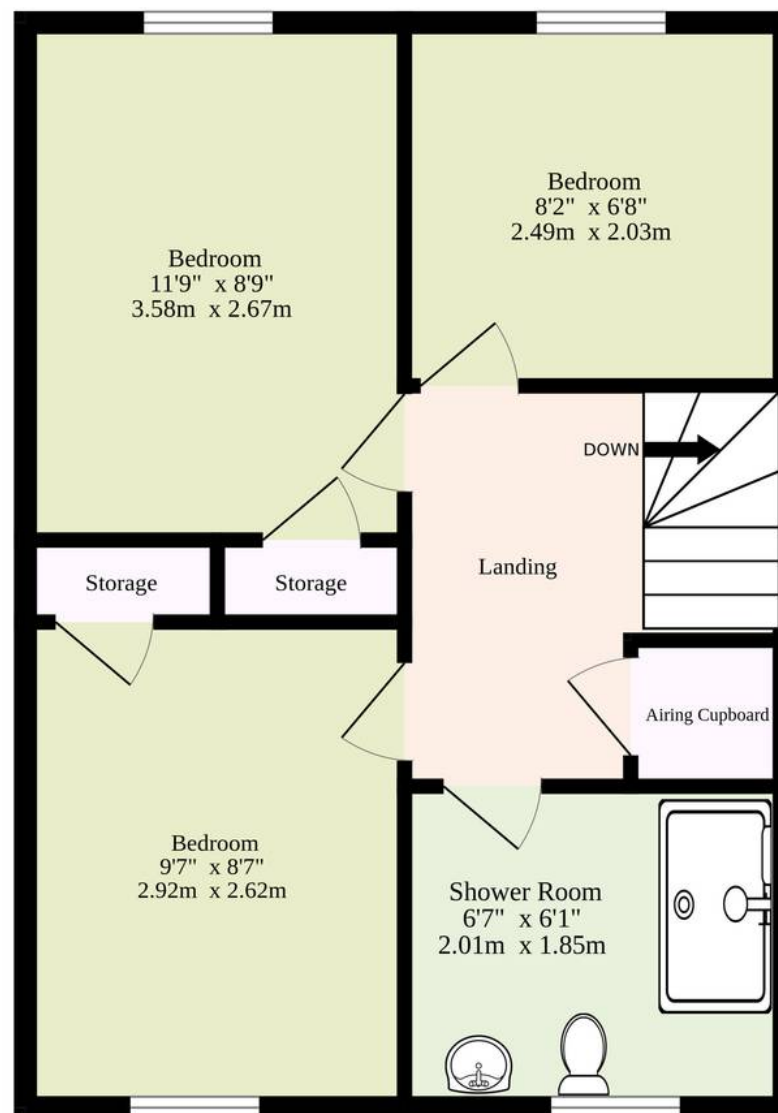
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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Ground Floor
370 sq.ft. (34.4 sq.m.) approx.



1st Floor
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 690 sq.ft. (64.1 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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