



80 Lyndford Road, Stalham

Norwich



£215,000
Minors & Brady

80 Lyndford Road

Stalham, Norwich

Renovated with care and ready to move straight into, this well-presented semi-detached home in the Broadland market town of Stalham brings together comfort and practicality. A newly fitted modern kitchen with solid wood worktops, integrated appliances, and space for dining sets the scene for everyday living, complemented by a generous lounge filled with natural light and opening out to the garden. Upstairs offers three well-sized bedrooms, the principal enjoying its own en suite shower room, alongside a contemporary family bathroom. The enclosed garden is relatively non-overlooked and thoughtfully arranged with lawn, shingled areas and mature planting, while a driveway and garage provide useful parking. With new carpets, a new heating system and a quiet residential setting, the home is perfectly placed just a short drive from the sandy beaches at Sea Palling and Happisburgh, as well as excellent road links into Norwich for shopping, culture and rail connections to London.

Location

Lyndford Road in Stalham places you within a popular Broadland market town that offers a wide range of everyday amenities, including supermarkets, independent shops, cafés, pubs, restaurants, and healthcare services. The town also provides a well-regarded high school and primary school, making it a practical choice for families. Stalham sits at the gateway to the Norfolk Broads, with Stalham Staithe giving direct access to scenic waterways and boating opportunities, while the beautiful beaches of Sea Palling and Happisburgh are just a short drive away. Excellent road links connect you to Norwich for city shopping, culture, and rail services to London, while the nearby coast offers traditional seaside attractions and long stretches of golden sand. The surrounding countryside further enhances the setting with walking and cycling routes to enjoy year-round.





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Upon entering through the front door, you are welcomed into a bright entrance hall that sets the tone for the home. The newly fitted kitchen has been thoughtfully designed with modern wall and base units, solid wood worktops and stylish lighting under the counters. An integrated oven, hob and extractor are all neatly in place, alongside plumbing for a washing machine, with a clever storage recess also offering further practicality. Wood-effect flooring runs throughout the space, complementing the fresh design, while ample space for dining and natural light from the window make this a sociable and inviting setting.

The lounge is a generous and light-filled room with smart carpet flooring and striking feature wallpaper. It is a comfortable area for both relaxing and entertaining, with a door opening directly onto the garden for an easy indoor-outdoor connection.

Heading upstairs on the modern glass-railed staircase, the landing provides access to a useful storage cupboard and three well-sized bedrooms. Two are good doubles and one is a smaller yet still well-proportioned single, each finished with soft carpeting and natural light. The principal bedroom is enhanced by a neatly fitted en suite, featuring a spacious walk-in shower, tiled flooring and partially tiled walls. Completing the upstairs is the contemporary family bathroom, styled with a panelled bath and shower over, full tiling, and a modern suite.



M&B

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Additionally, the property is enhanced by a newly installed heating system, fresh carpets, and double glazing throughout, offering both comfort and efficiency.

Outside, the enclosed rear garden has been designed to offer both maturity and practicality, with shingled sections, a lawned area, and planting that adds colour and structure throughout the seasons. The space is relatively non-overlooked, creating a private setting that can be enjoyed for relaxation or entertaining. A gate leads out to the rear, where off-road parking is provided by a driveway and a garage, ensuring convenience alongside the attractive outdoor setting.

Agents notes

We understand that the property will be sold freehold, connected to main services water, electricity and drainage.

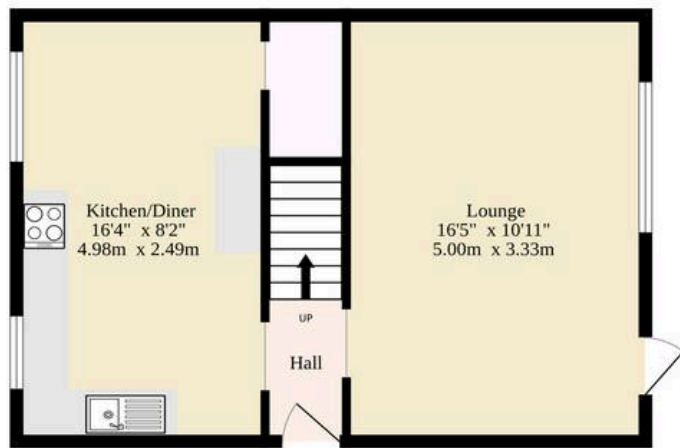
Heating system- Oil Central Heating

Council Tax Band- D

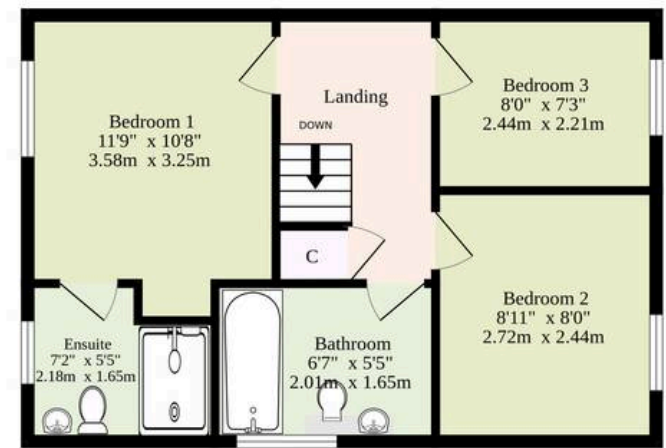


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Ground Floor
476 sq.ft. (44.2 sq.m.) approx.



1st Floor
365 sq.ft. (33.9 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 841 sq.ft. (78.1 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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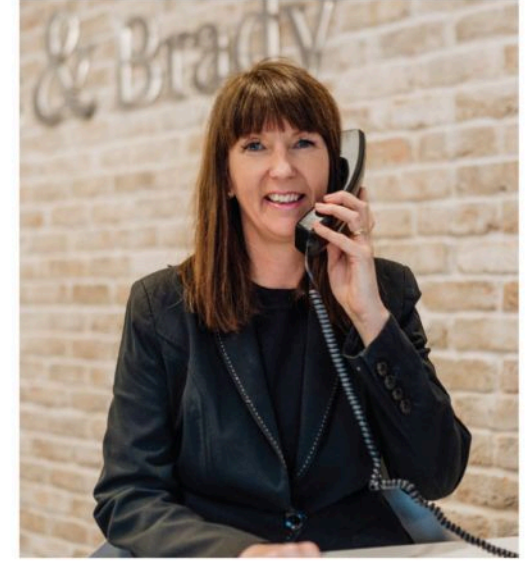
Dreaming of this home? Let's make it a reality



Meet *Abi*
Branch Partner



Meet *Karol*
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Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



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