



Westerley Cottage Market Row, Stalham

Norwich



Minors & Brady

Set back beyond the main thoroughfare, this terrace cottage occupies a discreet and quiet position while remaining conveniently close to the High Street. The property offers a well-balanced internal layout with clearly defined living spaces and good natural flow throughout. While comfortable as it stands, it also presents clear scope for modernisation, allowing a buyer to enhance and tailor the home over time. The inclusion of a conservatory and a large garden plot adds a sense of space that is not always found in properties of this type. Practical features such as ground-floor storage and off-road parking further strengthen its everyday appeal. The setting combines a peaceful residential feel with easy access to local amenities. Offered with no onward chain, the property represents a straightforward and appealing opportunity for a range of buyers.

- Terrace cottage set in a quiet location just off the High Street
- Offered to the market with no onward chain
- Sitting room providing a comfortable main reception space
- Functional kitchen with access to a rear conservatory
- Conservatory overlooking the garden, offering additional living or dining space
- Ground floor bathroom with adjoining storage space
- Two well-proportioned double bedrooms accessed from the landing
- Large garden plot offering excellent outdoor space and future potential
- Two allocated off-road parking spaces
- Clear opportunity to modernise and personalise throughout

**Agents Note**

This property will be sold freehold.

Connected to mains water, electricity and drainage.





M&B

# Westerley Cottage Market Row

## The Location

Located in Stalham, Market Row offers the perfect blend of village charm and everyday convenience. Just a short walk from the High Street, residents enjoy easy access to a wide range of local shops and amenities, including a Tesco Superstore and the much-loved Stalham Butchers, renowned for its quality meats and fresh local produce.

For those who enjoy dining out, The Swan Inn is less than a mile away, offering a welcoming atmosphere and hearty pub meals, while other independent cafés and takeaways add to the variety. Nature lovers are perfectly placed with the stunning Norfolk Broads only a short drive away, where endless opportunities for boating, walking, and wildlife spotting await. The sandy beaches of Sea Palling are also just 5 miles from the doorstep, making it easy to enjoy the best of coast and countryside.

Stalham itself is a thriving Broadland market town with a strong sense of community, a weekly market, schools, healthcare services, and leisure facilities. Well connected by nearby road links, Norwich can be reached in under 30 minutes, providing excellent shopping, cultural attractions, and rail services to London and beyond. This combination of local convenience, natural beauty, and easy access to the city makes Market Row a highly desirable place to call home.

## Market Row, Stalham

A well-positioned terrace cottage located in a quiet area just off the High Street, offering a practical layout, generous outdoor space and excellent potential for improvement. The property is being offered with no onward chain, making it an ideal option for buyers looking for a straightforward purchase.



# Westerley Cottage Market Row

Stalham, Norwich

The accommodation begins with a sitting room, providing a comfortable main reception space with scope to update and personalise. To the rear, the kitchen offers a functional layout with access through to a conservatory, which overlooks the garden and provides additional living or dining space, benefiting from natural light and a connection to the outdoor area.

Also on the ground floor is a bathroom, along with useful storage space, ideal for household items or general day-to-day storage needs. The layout offers clear potential for modernisation, allowing a purchaser to reconfigure or upgrade to suit their own tastes and requirements.

To the first floor, there are two double bedrooms, both accessed from the landing. Each room offers good proportions and flexibility for use as bedrooms, home office space, or guest accommodation, again with further scope for updating.

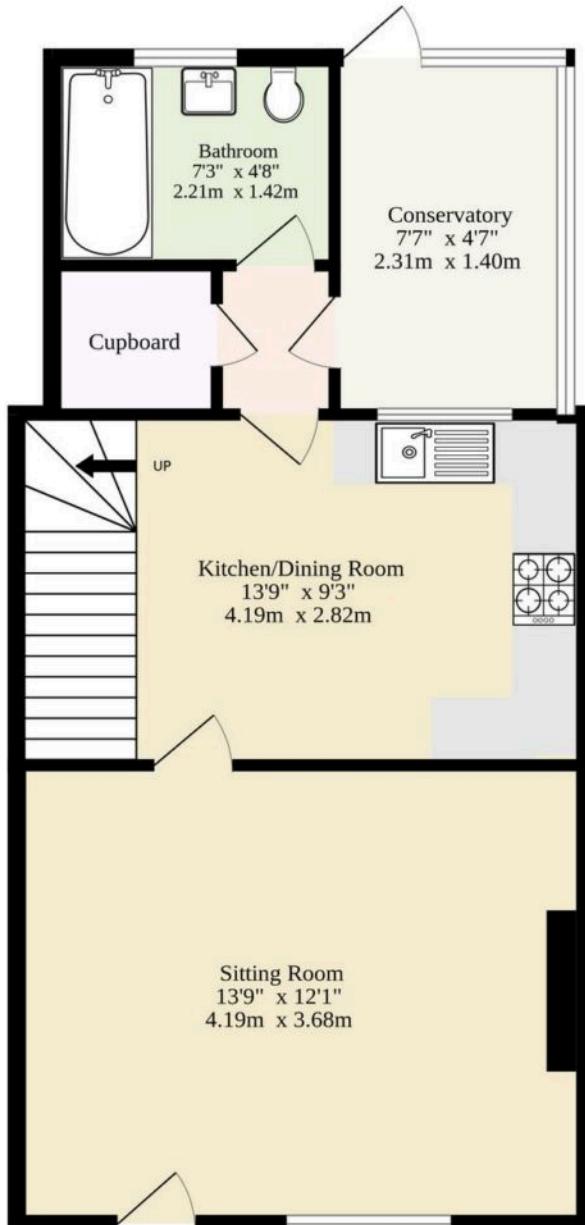
Externally, the property benefits from a large garden plot, providing ample space for outdoor seating, gardening, or future landscaping projects. This is a notable feature for a property of this type and location.

Parking is well catered for with two allocated off-road parking spaces, adding convenience and practicality. The combination of off-road parking, a quiet setting, and close proximity to the High Street makes this an appealing opportunity for a range of buyers.

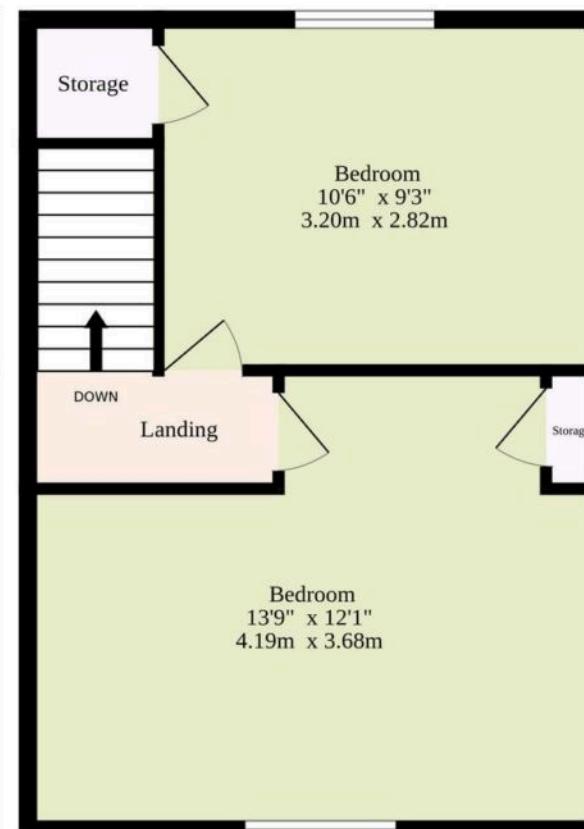
Overall, this terrace cottage presents a solid opportunity for those seeking a property with space, parking, and potential, in a well-connected yet peaceful location, and offered to the market chain-free.



Ground Floor  
394 sq.ft. (36.6 sq.m.) approx.



1st Floor  
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 691 sq.ft. (64.2 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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