



34 Happisburgh Road, North Walsham

North Walsham



Minors & Brady

Set back behind a sweeping driveway, this substantial detached home occupies an expansive and private plot in a peaceful yet well-connected location. A generous approach opens out to ample parking and a range of useful outbuildings, immediately highlighting the scale on offer. Internally, an inviting entrance hall with herringbone flooring sets the tone for the spacious accommodation throughout. Four flexible reception rooms allow for a variety of living, working and entertaining arrangements. At the heart of the home, a bright kitchen with a central island and traditional AGA benefits from an open, flowing layout. Practical additions include a separate utility room and a ground floor WC, ideal for family living. The first floor hosts five well-sized bedrooms, supported by three bathrooms and an additional separate WC. Surrounded by generous lawned gardens and terrace areas, the property offers privacy, space and potential, with further modernisation possible if desired.

- Substantial detached five bedroom family home set within a large and private plot
- Sweeping driveway providing an impressive approach and ample off-road parking
- Multiple outbuildings offering excellent storage and versatility
- Spacious entrance hall featuring herringbone flooring and a strong sense of arrival
- Four reception rooms offering flexible living, dining and home working space
- Light-filled kitchen with central island and traditional AGA, flowing well with reception areas
- Separate utility room and ground floor WC for added practicality
- Five well-proportioned bedrooms supported by three bathrooms and an additional separate WC
- Generous lawned gardens with terrace areas, ideal for family life, recreation and relaxation

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34 Happisburgh Road

The Location

Happisburgh Road is located within North Walsham, a charming market town in North Norfolk. The area benefits from convenient access to the town centre, where residents can enjoy a range of independent shops, cafés, and essential services, as well as larger supermarkets for everyday needs. Families are well catered for, with several schools nearby, including North Walsham Infant School, North Walsham Junior School, and North Walsham High School, all within easy reach.

Healthcare facilities are conveniently close, including Birchwood Medical Practice, local dental clinics, and North Walsham Hospital, providing comprehensive medical care. The area is well connected, with North Walsham railway station offering services to Norwich and beyond, while local bus routes link the town with surrounding villages and key destinations.

Happisburgh Road combines the appeal of a traditional market town setting with excellent amenities and transport links, making it a desirable location for residents of all ages.



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Set back from the road behind a sweeping driveway, this substantial detached five-bedroom family home occupies a large and private plot in a quiet and well-regarded location. The approach immediately sets the tone, opening out to ample parking and multiple outbuildings, offering excellent storage and practical space to suit a variety of needs.

Despite its peaceful setting, the property remains within walking distance of the town centre, combining seclusion with everyday convenience.

The entrance to the home is both welcoming and impressive, with a generous hallway featuring attractive herringbone flooring that flows beautifully and establishes a sense of quality and space. From here, the accommodation opens out into a series of light-filled reception rooms, all offering flexibility for modern family living.

There are four reception rooms in total, including a comfortable sitting room with a wood-burning stove as a central focal point, a formal dining room, a further dining or reception room that can be adapted to suit individual requirements, and a dedicated study ideal for home working.

The kitchen sits at the heart of the home and offers a sociable and functional space, fitted with a central island, granite work surfaces and a traditional AGA. Large windows allow plenty of natural light, enhancing the open and flowing feel between the kitchen and adjoining reception areas.



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A separate utility room provides further practicality, along with a ground floor WC, ensuring the layout works well for busy family life.

To the first floor, the property continues to impress with five well-proportioned bedrooms, all offering generous space and flexibility for family members or guests. The upper floor is served by three bathrooms alongside an additional separate WC, allowing for comfort and convenience on a larger scale. While the home has been maintained to a good standard, there is scope for modernisation if desired, offering an opportunity for new owners to personalise the space to their own taste.

Externally, the grounds are a particular highlight. The large lawned garden plot offers excellent privacy and space, bordered by mature planting and providing a safe and enjoyable environment for children and pets to roam freely.

A side terrace creates an ideal area for outdoor dining, recreation and relaxation, making the most of the peaceful surroundings. With ample parking, generous gardens and versatile accommodation throughout, this is a superb family home offering space, flexibility and potential in equal measure. Viewing is strongly advised to fully appreciate the scale and setting on offer.

Agents Note

The property will be sold with freehold tenure.

It is connected to mains water, electricity, gas, and mains drainage.

Please note: the beech trees located on the plot are subject to Tree Preservation Orders (TPO's).



Garage
541 sq.ft. (50.3 sq.m.) approx.

Ground Floor
1557 sq.ft. (144.7 sq.m.) approx.

1st Floor
1150 sq.ft. (106.8 sq.m.) approx.



TOTAL FLOOR AREA : 3248 sq.ft. (301.7 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?

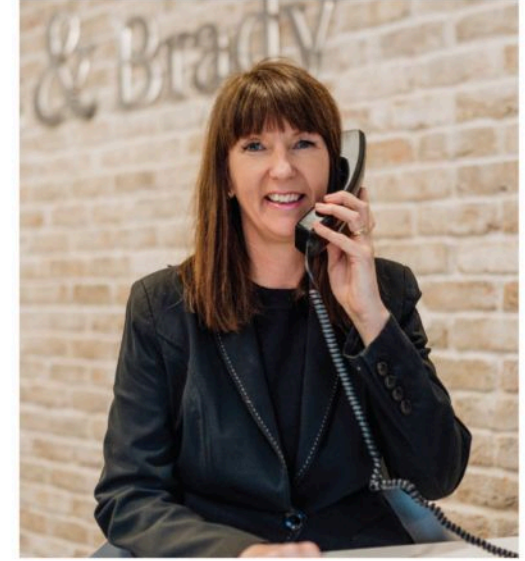
Let's make it a *reality*



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Meet *Karol*
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