



17 Youngmans Close, North Walsham

North Walsham



Minors & Brady

17 Youngmans Close

This established detached bungalow occupies a highly desirable cul-de-sac position within the popular market town of North Walsham. The property has been extensively modernised, including the installation of an air source heat pump and solar panels to enhance energy efficiency. A stylish re-fitted kitchen with contemporary gloss units provides a modern and practical heart to the home. The spacious living room is a particular highlight, featuring a wood burner and French doors opening onto the rear garden. There are two well-proportioned double bedrooms, both benefiting from fitted storage. A modernised cloakroom adds further convenience, while the main bathroom offers scope for personal updating. Outside, a long driveway leads to an attached garage, and the enclosed rear garden enjoys a sunny south-westerly aspect with low-maintenance landscaping and useful outbuildings. Combining comfort, efficiency and location, this bungalow presents an excellent opportunity in a sought-after residential setting.

- Established detached bungalow in a sought-after cul-de-sac
- Extensively modernised and improved throughout
- Energy-efficient air source heat pump and solar panels
- Contemporary re-fitted kitchen with gloss-finish units
- Spacious living room with wood burner and French doors to garden
- Two generous double bedrooms with fitted storage
- Modern re-fitted cloakroom with scope to update main bathroom
- Double glazing and attached garage with electric roller door
- Long driveway providing ample off-road parking
- Enclosed, low-maintenance rear garden with large timber workshop/store





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17 Youngmans Close

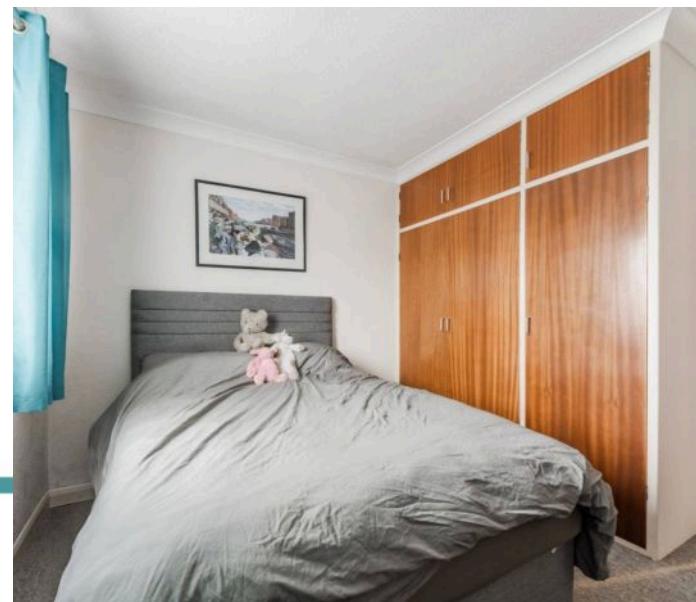
The Location

Youngmans Close is one of North Walsham's most established and well-known approaches, offering a setting that feels both refined and convenient on the edge of town. Lined with a mix of attractive residential homes and mature greenery, it provides a sense of arrival while remaining comfortably close to everyday amenities.

The position allows residents to enjoy a quieter pace without feeling detached, making it particularly appealing to families and professionals seeking a well-balanced lifestyle.

North Walsham itself is a thriving market town with a strong local identity. The weekly market, independent shops, cafés, and traditional pubs create a lively yet welcoming atmosphere, while practical amenities such as supermarkets, schools, medical facilities, and leisure options, including the Victory Swim and Fitness Centre, are all easily accessible. The town's railway station offers regular services to Norwich and the North Norfolk coast, supporting both commuting and leisure travel, while the A149 and B1145 provide efficient road links throughout the region.

Beyond the town, the surrounding area adds to North Walsham's enduring appeal. Open countryside is close at hand for walking and cycling, and the well-regarded beaches of Mundesley and Happisburgh are just a short drive away, offering year-round coastal enjoyment. This combination of established residential character, strong community spirit, and access to both coast and countryside gives Youngmans Close a quietly desirable and almost exclusive feel, setting it apart as a sought-after location within North Norfolk.



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Tucked away in a highly sought-after cul-de-sac, this established detached bungalow has been extensively modernised to create a comfortable and energy-efficient home, ready for immediate enjoyment. Offering well-balanced accommodation throughout, the property combines practical upgrades with stylish finishes, while still presenting an opportunity for buyers to personalise the main bathroom to their own taste.

A standout feature is the upgraded heating system, now powered by an air source heat pump, complemented by the addition of solar panels to enhance efficiency. The kitchen has been thoughtfully re-fitted with contemporary gloss-finish units and integrated cooking appliances, creating a sleek and functional space. The cloakroom has also been refurbished with a modern white suite, while the rest of the home is well presented and ready to move into.

The accommodation includes two generous double bedrooms, both benefiting from fitted storage, and a particularly spacious living room featuring a wood burner set within an exposed brick surround. French doors open directly onto the rear garden, allowing natural light to pour in and providing an easy connection to outdoor space. A welcoming 'L'-shaped hallway with recently laid tiled flooring links the rooms, adding to the sense of flow and practicality.



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Further benefits include double glazing throughout, an attached garage with an electric roller door, and a long driveway providing ample off-road parking. The hot water cylinder has been positioned within the garage, offering useful storage flexibility while still retaining vehicle space.

Outside, the rear garden enjoys a sunny south-westerly aspect and has been designed with low maintenance in mind. Predominantly paved and gravelled, it also includes a small lawn area and two useful outbuildings, including a substantial timber workshop/store, ideal for hobbies, storage, or home projects.

Situated in the thriving market town of North Walsham, the property is well placed for access to local shops, supermarkets, schools, medical facilities and leisure amenities. With rail links to Norwich and Sheringham, and the beautiful North Norfolk coastline just a short drive away, this is a superb opportunity to secure a well-improved bungalow in a popular and convenient location.

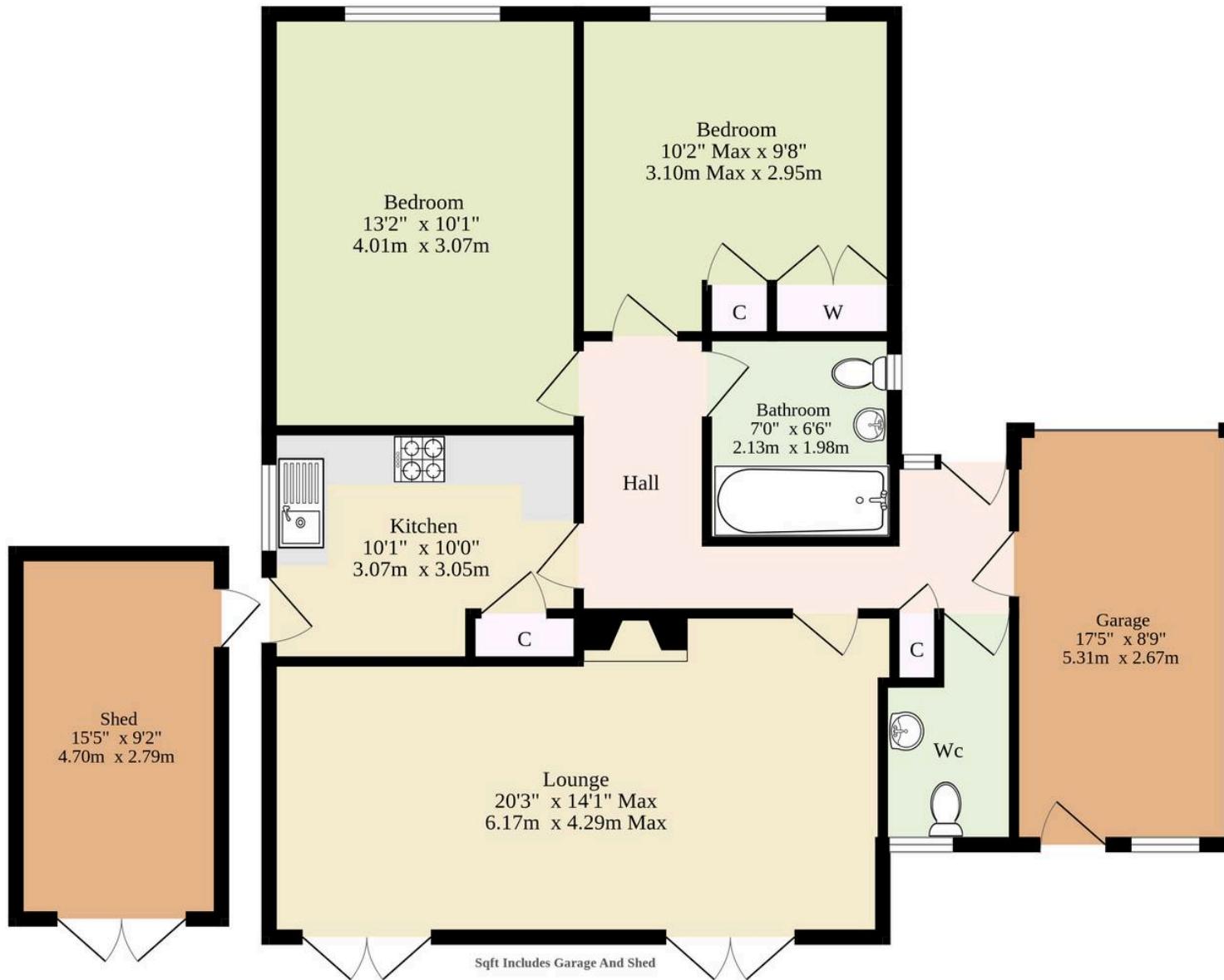
Agents Note

This property will be sold freehold.

Connected to air source heat pump, mains water, electricity and drainage.



Ground Floor
1065 sq.ft. (98.9 sq.m.) approx.



TOTAL FLOOR AREA : 1065 sq.ft. (98.9 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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