



9 Fenn Close, North Walsham

North Walsham



Minors & Brady

9 Fenn Close

North Walsham

A home shaped around the pace of contemporary family life, this executive detached residence at Mulberry Grove in North Walsham offers space, versatility and a setting that feels quietly tucked away yet well connected. Built in 2026 by Hopkins Homes and presented in true turn-key condition, with two years remaining on the NHBC warranty, the house provides generous and flexible accommodation including a light-filled sitting room with French doors to the garden, a separate dining room adaptable as a home office or playroom, a well-appointed kitchen with utility room, and four comfortable bedrooms, one with en-suite. Outside, a landscaped garden with patio and summerhouse, driveway parking for multiple vehicles and a garage complete a thoughtfully designed home ready to move straight into.

Agents Notes

Freehold

Connected to all mains services.



M&B



M&B

9 Fenn Close

North Walsham

- 2 years remaining on NHBC warranty
- Executive detached residence built in 2026 by Hopkins Homes, located on the Mulberry Grove development in the market town of North Walsham
- Exceptional family home showcasing spacious and flexible accommodation that can easily adapt to your own preferences and style
- Turn-key condition, ready to move straight into!
- Spacious living room accentuated by a decorative feature fireplace and French doors that open out to the garden, inviting relaxation and entertaining
- Kitchen equipped with quality cabinetry, an integrated oven, areas for your own appliances and a functional utility room for laundry appliances
- Formal dining room with the flexibility to be a home office, a playroom for children or an additional bedroom
- Four bedrooms offering the utmost comfort and privacy, one with a built-in wardrobe and a private en-suite
- A private, landscaped garden featuring a patio for seating arrangements, an artificial lawn, a summerhouse and side access into the garage
- A driveway providing off-road parking for multiple vehicles and a garage for storage/workshop use



9 Fenn Close

North Walsham

Location

Fenn Close is located on the Mulberry Grove development on the western side of North Walsham, a well-established market town positioned between the Norfolk Broads and the north Norfolk coastline. The development sits within comfortable reach of the town centre, where everyday shopping needs are met by supermarkets including Sainsbury's and Lidl, alongside independent retailers, bakeries, cafés and services around the Market Place.

Schooling is convenient, with Millfield Primary School among the nearest primary options, as well as North Walsham Infant School and North Walsham Junior School, while North Walsham High School serves secondary pupils locally. For commuters, North Walsham railway station provides direct rail services to Norwich and the north Norfolk coast, and road connections via the A149 offer straightforward access across the region. The surrounding area supports an active lifestyle, with nearby countryside walks and routes such as Weavers' Way, plus the beaches at Cromer and Mundesley within driving distance, balancing day-to-day convenience with access to open space and the coast.



M&B

9 Fenn Close

North Walsham

Proudly positioned within the Mulberry Grove development in the historic market town of North Walsham, this executive detached residence by Hopkins Homes offers a calm and considered setting for modern family life. Built in 2026 and with two years remaining on the NHBC warranty, it combines the reassurance of recent construction with the ease of a home that is entirely turn-key, ready to step straight into and begin the next chapter.

Mulberry Grove is a quietly established neighbourhood, within easy reach of North Walsham's independent shops, schools and rail links, yet far enough removed to retain a sense of space and stillness. It is a place where mornings begin with coffee in the garden and weekends can be spent exploring the North Norfolk coast or walking the nearby countryside.

A sheltered porch leads into a bright and airy entrance hall, thoughtfully proportioned and welcoming, with a useful storage cupboard keeping daily life neatly organised. From here, the house unfolds with an easy, natural flow.

The sitting room is generously sized, centred around a decorative feature fireplace that anchors the space. French doors draw in the light and open directly onto the garden, creating a seamless connection between indoors and out, ideal for summer gatherings or quiet evenings.



M&B

9 Fenn Close

North Walsham

Across the hall, a formal dining room offers welcome flexibility. It works beautifully for entertaining, yet can just as easily serve as a home office, a playroom, or even a ground-floor bedroom depending on changing needs. The adaptability of the layout is one of the home's great strengths.

The kitchen is fitted with quality cabinetry and an integrated oven, with space allocated for your own appliances, allowing you to tailor the space to your preferences. Practical and well arranged, it flows into a separate utility room designed to keep laundry and household tasks discreetly out of sight.

Upstairs, four well-proportioned bedrooms provide comfort and privacy for the whole family. The principal bedroom benefits from a built-in wardrobe and a private en-suite shower room, while the remaining bedrooms are served by a modern family bathroom fitted with a contemporary three-piece suite.

Outside, the garden has been landscaped for ease and enjoyment. A paved patio offers space for outdoor dining, while the artificial lawn ensures year-round greenery with minimal upkeep. A summerhouse adds further versatility and side access leads conveniently to the garage.

The front driveway provides off-road parking for multiple vehicles, and the garage itself offers excellent storage or workshop potential.

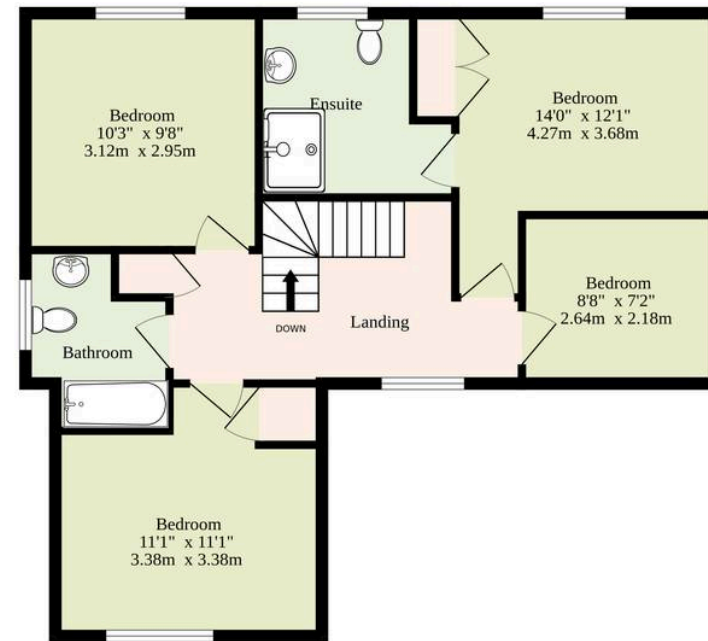
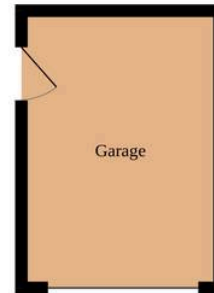
Altogether, this is a thoughtfully designed, recently built home in a peaceful residential setting, that is practical, adaptable and ready to welcome its next owners.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		92
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
535 sq.ft. (49.7 sq.m.) approx.

1st Floor
452 sq.ft. (42.0 sq.m.) approx.



Sqft Excludes Hallways, Bathroom Suites And The Garage.

TOTAL FLOOR AREA : 987 sq.ft. (91.7 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.

Made with Metropix ©2026

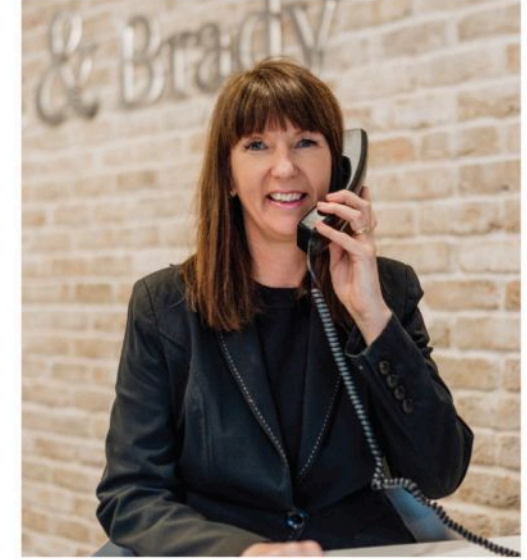
Dreaming of this home? Let's make it a *reality*



Meet *Abi*
Branch Partner



Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Senior Mortgage
and Protection Advisor



Victoria Payne
Mortgage and
Protection Advisor

Scan to book your
appointment today



T: 01692 531372

E: enquiries@norfolk-mortgages.co.uk