



20 Church Close, South Walsham

Norwich



Minors & Brady

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## 20 Church Close

South Walsham, Norwich

Elevated and set behind gated access with ample parking, it provides a private and welcoming home in a quintessential Norfolk setting, ready to be enjoyed from the moment you arrive. This immaculate detached residence offers 1,892sqft of beautifully appointed family living, with light-filled, elegant interiors designed for both comfort and modern practicality. At its heart lies an open-plan kitchen, dining, and family room, complemented by a dual-aspect sitting room with a brick fireplace and wood-burning stove. The principal suite features a private dressing area and indulgent en-suite, while two further bedrooms and a family bathroom provide space and privacy for all. Outside, a well-maintained garden with patio, lawn, and established beds provides a serene backdrop for relaxed living and entertaining, offering refined style, everyday convenience, and the tranquillity of village life.



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South Walsham, Norwich

- Chain free
- An immaculate detached residence occupying a privileged position along Church Close, a quiet cul-de-sac in the Norfolk village and civil parish of South Walsham
- Extraordinary family home displaying 1,892sqft of exquisite interiors, from its contemporary furnishings, to quality fixtures, ready to be enjoyed from day one
- Alluring kerb appeal with gated access to a vast shingle driveway providing ample off-road parking and a double garage for storage/workshop use, along with an EV charging point
- The core of the home lies within the open-plan kitchen/dining/family room showcasing an exposed brick feature wall, two large skylights and bi-fold doors that open out to the patio
- Kitchen is fitted with quality Grey cabinetry, a full-range of integrated appliances and a central island with an breakfast bar unit for casual dining
- Dual-aspect sitting room that is filled with an abundance of natural light, accentuated by a brick fireplace with an inset wood burner
- Luxury principal suite complemented by a private dressing room with built-in wardrobes and an indulgent en-suite including a large walk-in shower and a freestanding bathtub
- Two further bedrooms offering the utmost comfort and privacy, along with a family bathroom comprising a three-piece suite
- A private, well-maintained garden featuring a patio for seating arrangements, a laid to lawn, established beds and views of the green



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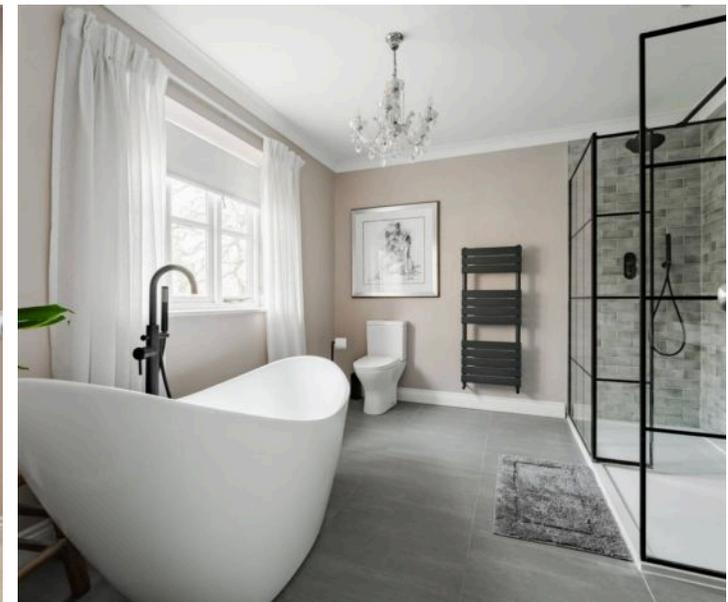
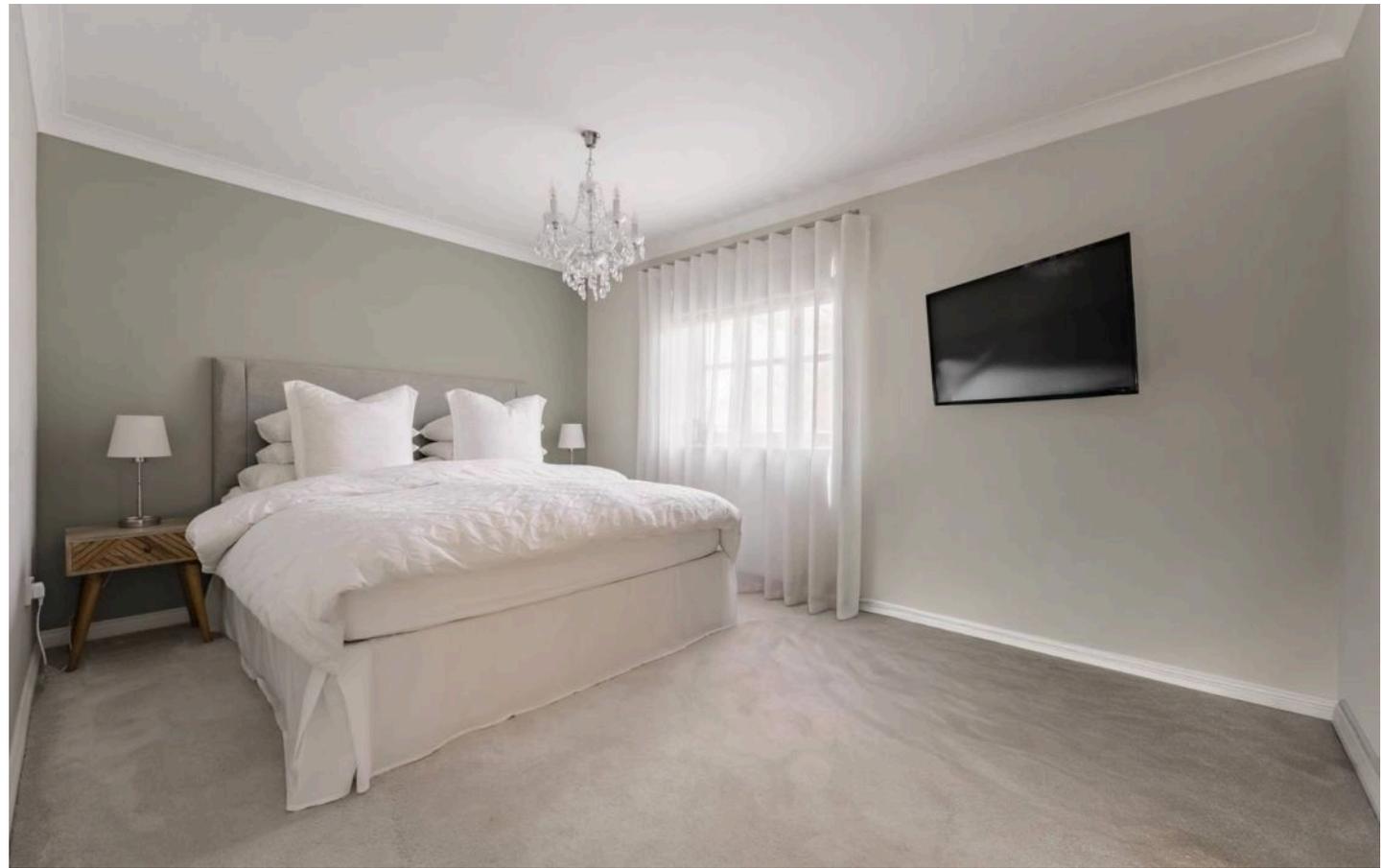
### Location

Church Close is situated in South Walsham, a Broadland village with direct access to the Norfolk Broads and surrounding countryside. The close lies off The Street, the village's main thoroughfare, within walking distance of the village hall, church, and local pubs. Acle, about 3 miles to the south-east, provides day-to-day amenities including a Co-op supermarket, post office, library, medical centre, petrol station, and a small selection of cafes and pubs. Norwich, around 9 miles west, is accessible via the A47 or local roads, offering comprehensive shopping, theatres, restaurants, and leisure facilities.

For families, South Walsham provides Fairhaven Church of England VA Primary School, just under a mile from Church Close, while Acle Academy, roughly 2½-3 miles away, caters to secondary education. Other primary schools in nearby villages, such as Hemblington and Blofield, are within a short drive, providing additional schooling options.

Transport links include regular bus services connecting South Walsham with Acle and Norwich, although frequencies are limited outside peak times. Acle railway station offers direct routes to Norwich and onward connections to Cambridge and London, making commuting feasible for those working outside the village.

Residents benefit from a practical village lifestyle supported by independent shops, pubs, a village hall, and a network of local clubs and societies. Outdoor activities are a significant part of life here: the Broadland landscape and waterways provide opportunities for walking, cycling, boating, and bird-watching, while the close proximity to Norwich ensures access to cultural and leisure amenities. Church Close therefore offers a village setting that is both functional for everyday life and well positioned for recreation and travel.



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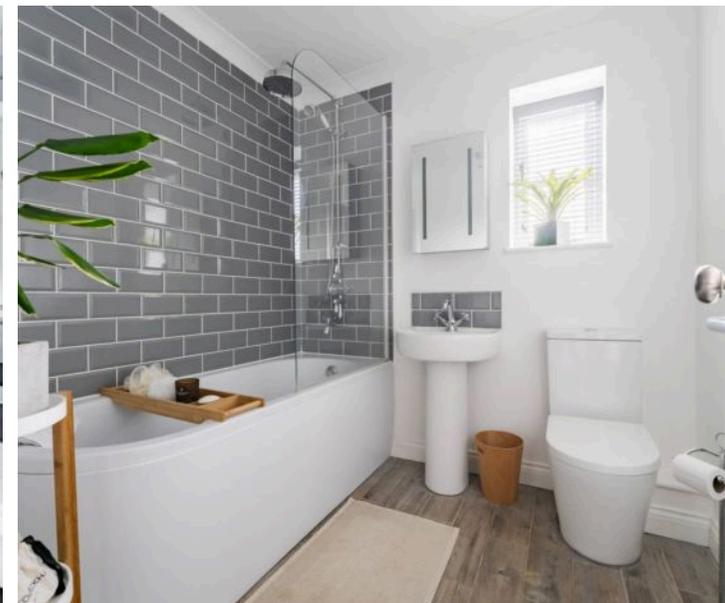
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South Walsham, Norwich

Occupying a privileged position along Church Close, a peaceful cul-de-sac in the charming Norfolk village and civil parish of South Walsham, this exceptional detached residence presents a rare opportunity to acquire a family home of both elegance and practicality. Extending to 1,892sqft of meticulously crafted interiors, the property effortlessly offers contemporary design with enduring quality, offering a home that is ready to be enjoyed from day one.

The property makes a striking first impression with its alluring kerb appeal, set behind gated access to a generous shingle driveway, providing ample off-road parking. A double garage offers flexible storage or workshop space, complemented by an EV charging point for modern convenience. Raised slightly above street level, steps lead to the storm porch, introducing a welcoming entrance hall, bright and airy, with a central staircase forming the elegant heart of the home.

At the core of the residence lies a spectacular open-plan kitchen, dining, and family room, designed for contemporary family living. Exposed brickwork, two large skylights, and bi-fold doors that open seamlessly onto the patio create a space brimming with natural light and a sense of effortless flow between indoors and out. The kitchen is fitted with high-quality grey cabinetry, a full range of integrated appliances, and a central island with a breakfast bar, ideal for informal dining or entertaining.



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The dual-aspect sitting room offers a comfortable retreat, enhanced by a brick fireplace with an inset wood burner, providing a cosy focal point and an abundance of natural light from each window. A utility room caters to additional storage and laundry needs, while a convenient ground-floor WC completes the practical aspects of this level.

The first floor is devoted to luxury and comfort. The principal suite is a sanctuary of sophistication, featuring a private dressing room with built-in wardrobes and an indulgent en-suite comprising a freestanding bathtub and a large walk-in shower. Two further bedrooms offer flexibility and privacy, accompanied by a well-appointed family bathroom with a modern three-piece suite.

Externally, the property continues to impress with a private, beautifully maintained garden. A patio provides a perfect setting for al fresco dining or relaxed seating, while a laid-to-lawn expanse is bordered by established beds, creating an attractive and serene outdoor space, with delightful views of the rear green.

Set within the peaceful surroundings of South Walsham, with its sense of community and access to Norfolk's countryside, this home presents an extraordinary opportunity to enjoy the very best of village living in a home that is ready to be cherished from the moment you arrive.

### Agents Notes

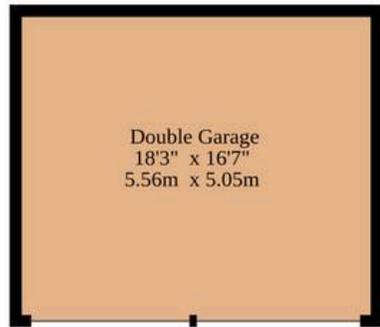
Freehold

Oil central heating.

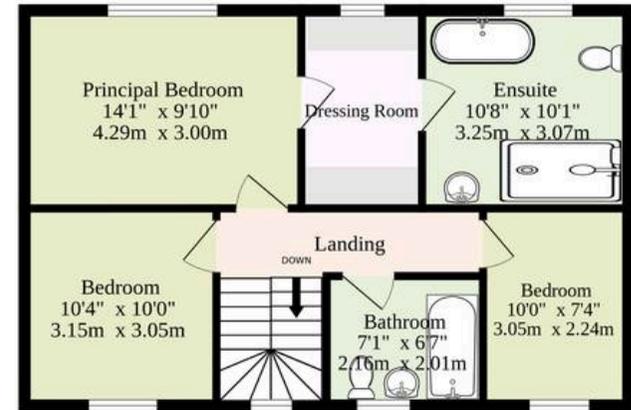
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**Ground Floor**  
1290 sq.ft. (119.8 sq.m.) approx.



**1st Floor**  
602 sq.ft. (55.9 sq.m.) approx.



Sqft Includes Double Garage.

**TOTAL FLOOR AREA : 1892 sq.ft. (175.8 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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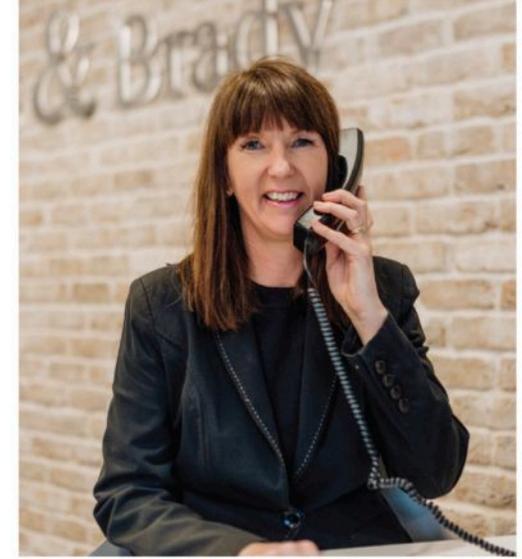
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wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

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