



32 Happisburgh Road, North Walsham

North Walsham



Minors & Brady

## 32 Happisburgh Road

North Walsham

Mornings begin with light pouring through the lantern roof, coffee at the island while the garden quietly comes to life beyond the bi-fold doors. Set along a peaceful residential road in the Norfolk market town of North Walsham, this detached bungalow offers 1,990sqft of contemporary, adaptable living within a substantial and private plot. The home is designed around an expansive open-plan kitchen, dining and living area, complete with high-end finishes, integrated appliances and versatile living space, perfect for both entertaining and everyday life. Four well-proportioned bedrooms, including a principal suite with built-in wardrobe and en-suite, sit alongside a modern family bathroom, while a utility room, WC and detached garage/workshop add practicality. Outside, sweeping lawns, established hedging, a patio for al-fresco dining and a greenhouse provide a setting for relaxation, gardening or summer gatherings, with further potential to develop (stpp) completing a lifestyle-ready property in one of North Walsham's most desirable locations.



M&B

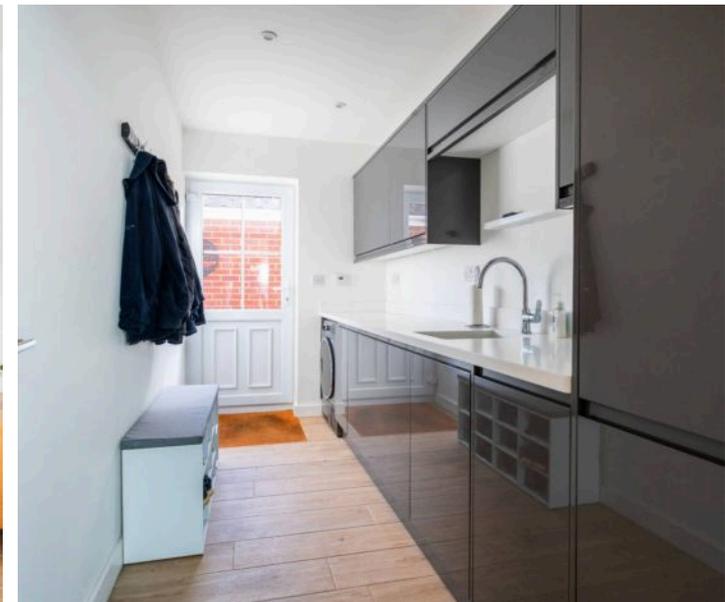


M&B

# 32 Happisburgh Road

North Walsham

- Vendor found an onward purchase!
- Detached bungalow set on a substantial plot, down a quiet residential road in the Norfolk market town of North Walsham
- 1,990sqft of contemporary, spacious and flexible accommodation that can easily adapt to your own preferences and style
- Set back from the road and showcasing a strong kerb appeal, with gated access to the shingled driveway providing ample off-road parking, a sweeping front lawn and a detached garage
- Expansive, open-plan kitchen/dining/living room with large bi-fold doors, a lantern roof window and two skylights, creating an effortless flow for everyday living and hosting
- High-end kitchen equipped with quality gloss cabinetry, a full-range of integrated appliances and a central island with a wine fridge and seating for casual dining
- Four bedrooms offering the utmost comfort and privacy, one of which is a principal featuring a built-in wardrobe and a private en-suite
- Family bathroom comprises of a modern four-piece suite, including a bathtub and a large walk-in shower
- A large, private garden offering endless possibilities for outdoor activities and enjoyment
- Potential to build an additional property on the plot (stpp)



M&B

# 32 Happisburgh Road

North Walsham

## Location

Happisburgh Road is a quiet, predominantly residential street on the eastern side of North Walsham, a market town in Norfolk. Local convenience is strong: small independent shops, a newsagent, and a few takeaways line nearby streets, while larger supermarkets and high street stores are a short drive or a 10–15 minute walk into the town centre.

Families are well catered for, with North Walsham Infant School and North Walsham Junior School located just under a kilometre away. North Walsham High School is also within walking distance, providing secondary education for older children.

Transport links make the area practical for commuting and travel. North Walsham railway station is around 1 km from Happisburgh Road, with services south to Norwich and north to the Norfolk coast, while local bus routes connect the town to surrounding villages and key destinations. Road access is straightforward via the A149 and A140, making Norwich, Cromer, and other regional hubs easily reachable.

The location supports a balanced lifestyle: residents benefit from the town's cafés, parks, and local community events, while the surrounding countryside, nature reserves, and coastal areas are within easy reach for walking, cycling, or weekend trips. Everyday essentials, healthcare, and leisure facilities are all conveniently accessible, making Happisburgh Road a practical and well-connected spot for both families and professionals.



M&B

# 32 Happisburgh Road

North Walsham

Set along a quiet residential road in the thriving Norfolk market town of North Walsham, this detached bungalow occupies a substantial and beautifully balanced plot, offering close to 1,990sqft of contemporary accommodation designed for modern living.

Set well back from the road, the property immediately impresses with its composed frontage: gated access opens onto a generous shingled driveway providing ample off-road parking, complemented by a sweeping lawn and a detached garage/workshop. There is also potential, subject to the necessary permissions, to build an additional dwelling within the grounds, an exciting prospect for those seeking long-term flexibility.

Inside, a broad and welcoming entrance hall, filled with natural light, sets a calm and confident tone. Thoughtfully arranged, the principal living spaces are positioned to the rear of the home, ensuring privacy and a seamless connection to the garden beyond. A conveniently placed WC serves guests with ease.

At the core of the home lies an expansive open-plan kitchen, dining and living space, a room designed as much for everyday life as it is for gathering friends and family. Large bi-fold doors dissolve the boundary between inside and out, while a roof lantern and two additional skylights draw daylight deep into the interior, creating an uplifting sense of volume and flow.



M&B

# 32 Happisburgh Road

North Walsham

The kitchen itself is both refined and practical, appointed with quality gloss cabinetry, a full suite of integrated appliances, a newly installed water softener and a central island complete with wine fridge and seating for informal dining. The dining area sits naturally beneath the lantern roof, currently arranged before a central feature piece, while the generous living space allows for versatile furnishing layouts to suit your own style.

A spacious utility room provides further storage and dedicated plumbing for laundry appliances, ensuring the main living areas remain effortlessly uncluttered.

There are four bedrooms in total, each offering comfort and privacy. The principal suite particularly stands out, complete with built-in wardrobe and a well-appointed en-suite shower room. The remaining bedrooms are served by a stylish family bathroom, finished with a four-piece suite including a bathtub and a generous walk-in shower.



M&B

# 32 Happisburgh Road

North Walsham

Outdoors, the lifestyle on offer truly comes into its own. Bi-fold doors open onto a broad patio terrace, perfectly suited to outdoor seating, al-fresco dining or summer gatherings. Beyond, a sweeping lawn stretches across the rear garden, framed by established hedging that enhances both privacy and maturity. A beautifully kept greenhouse will delight keen gardeners, while the scale of the plot invites endless possibilities for recreation, cultivation or future landscaping. A neatly positioned boiler room sits to the side of the property, maintaining practicality without intruding on the setting.

Rarely does a home offer such a sense of space, adaptability and long-term opportunity in such a well-connected yet peaceful setting. With generous proportions, a thoughtfully designed interior and grounds that invite both enjoyment and potential, this is a property that will evolve effortlessly with its next owners, a considered, future-ready home in one of North Walsham's most established residential pockets.

## Agents Notes

Freehold

Connected to all mains services.

Superfast broadband.



M&B

**Ground Floor**  
**1990 sq.ft. (184.9 sq.m.) approx.**



Sqft Includes The Garage

TOTAL FLOOR AREA : 1990 sq.ft. (184.9 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.  
 Made with Metropix ©2026

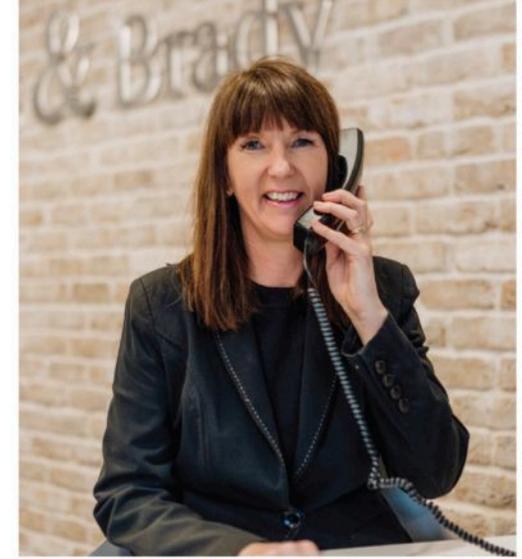
# Dreaming of this home? Let's make it a *reality*



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](mailto:enquiries@norfolk-mortgages.co.uk)