



33 Kemp Road, North Walsham

North Walsham



Minors & Brady

## 33 Kemp Road

Kerb appeal sets the tone for this impressive varied red brick townhouse, offering over 1,500 sq ft of thoughtfully designed living space in a highly desirable location. True versatility is at the heart of the home, with a flexible layout that adapts effortlessly to modern family life. The ground floor provides excellent practicality, featuring a WC, generous utility area, ample storage, and a versatile rear room that can serve as a home office or fourth bedroom. On the first floor, the spacious sitting room and bright, fully fitted kitchen create the perfect setting for both relaxed everyday living and entertaining guests. Large windows enhance the sense of light and space throughout, giving the property a welcoming and airy feel. Upstairs, three well-proportioned bedrooms include a principal suite with en-suite shower room, complemented by a sleek family bathroom. Outside, the private rear garden with decked dining area and low-maintenance artificial turf offers the perfect space to relax, entertain, and customise to your own lifestyle.

- Over 1,500 sq ft of well-proportioned living space
- Attractive varied red brick townhouse with strong kerb appeal and off-road parking
- Integral garage offering additional parking or storage potential
- Flexible ground floor room ideal as a home office or fourth bedroom
- Spacious first-floor sitting room filled with natural light
- Fully fitted kitchen with tiled backsplash and wood-effect worktops
- Principal bedroom with modern en-suite shower room
- Low-maintenance rear garden with decked entertaining area
- WC facilities on every level for added practicality
- Generous utility room designed for practical everyday family living





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### The Location

Kemp Road is located in a sought-after residential area of North Walsham, a thriving market town known for its community spirit, rich heritage, and excellent amenities. The property enjoys close proximity to a variety of everyday conveniences, including supermarkets, independent shops, cafés, and a leisure centre with gym and swimming pool.

Families will appreciate the choice of well-regarded primary and secondary schools nearby, while commuters benefit from the town's railway station, which offers direct connections to Norwich and onward links to London. Kemp Road is also well-placed for exploring the scenic Norfolk countryside and the picturesque Norfolk Broads, with the coast just a short drive away.

### Kemp Road, North Walsham

Offering exceptional square footage in excess of 1500 sq ft, this standout varied red brick townhouse delivers a compelling combination of style, space, and versatility. A property of this size and quality is a rare find in such a desirable location and represents a great family home with a highly versatile layout.

From the moment you arrive, the private driveway and integral garage provide practical parking options, while a pathway draws you to the front door, setting the tone for the well-designed interior beyond.



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Inside, the ground floor is designed to flex with your lifestyle. A smartly presented WC, large utility area, and an impressive amount of storage space support the practicalities of busy family life.

A bonus room to the rear, currently used as a home office, can easily serve as a fourth bedroom if required, offering a wealth of options for growing families, guests, or those working from home.

The first floor breaks from tradition with a layout that's made for modern living. The neutral kitchen, complete with tiled backsplash and wood-effect worktops, is fully fitted and filled with natural light, ideal for both weekday meals and weekend gatherings. The sitting room is equally generous, with large windows enhancing the sense of light and space, perfect for entertaining or relaxing.

This floor cleverly redefines the expected townhouse format, delivering rooms that feel genuinely spacious and thoughtfully proportioned.

Upstairs, three further bedrooms offer excellent accommodation, including a principal suite with en-suite shower room and two additional rooms. A sleek family bathroom completes the picture, combining convenience and comfort. With a WC on every level, the home has been designed with practicality in mind for modern family living.

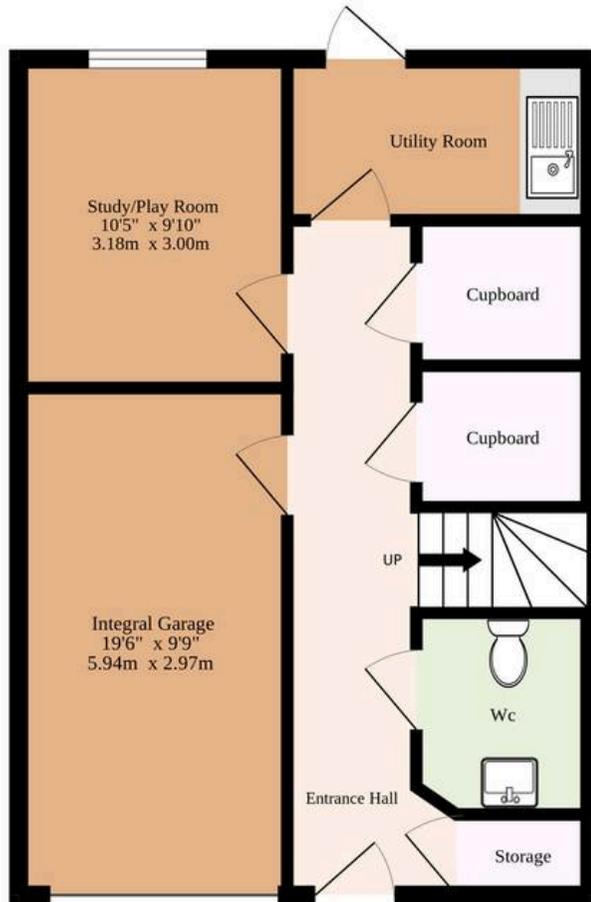
Outside, the rear garden is a true extension of the living space, with a generous decked area for dining and artificial turf for peace of mind. This is a versatile family home that ticks all the boxes, style, flexibility, and a great setting.

### Agents Note

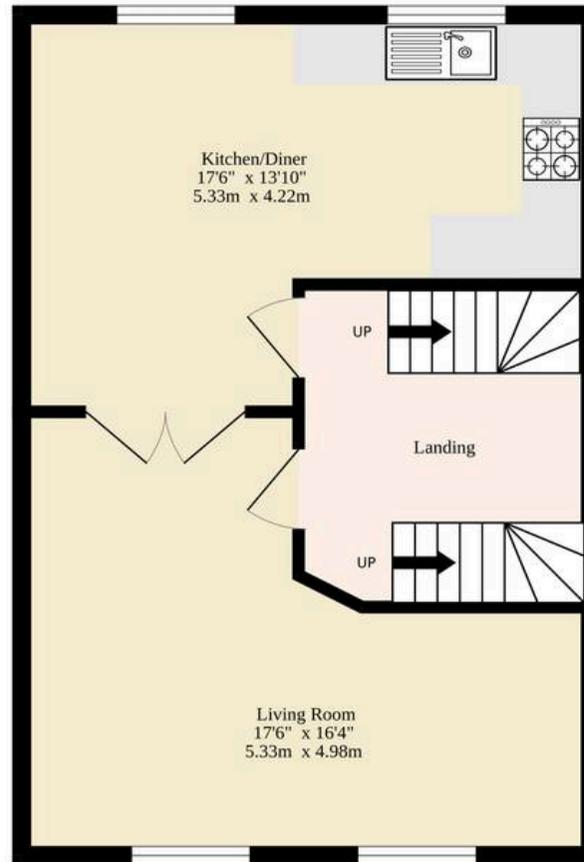
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



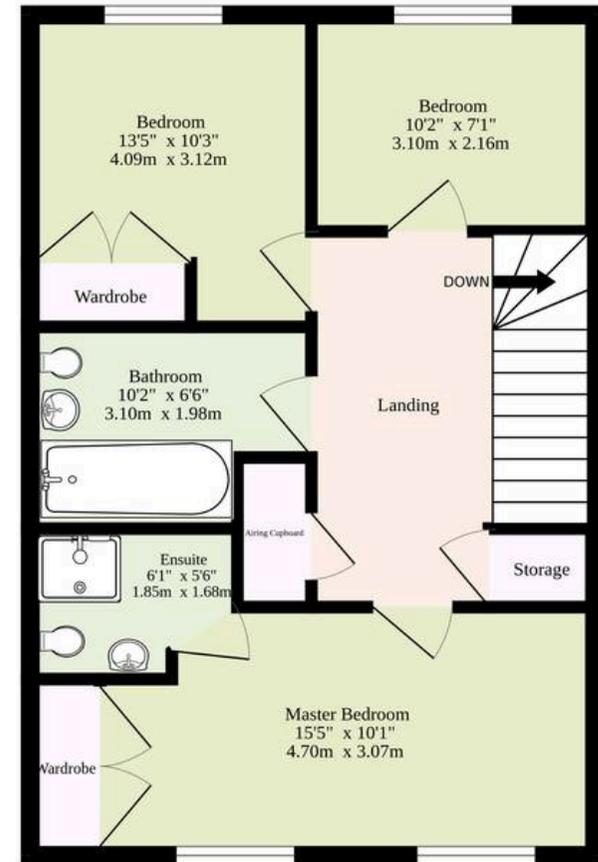
**Ground Floor**  
500 sq.ft. (46.5 sq.m.) approx.



**1st Floor**  
553 sq.ft. (51.4 sq.m.) approx.



**2nd Floor**  
513 sq.ft. (47.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1566 sq.ft. (145.5 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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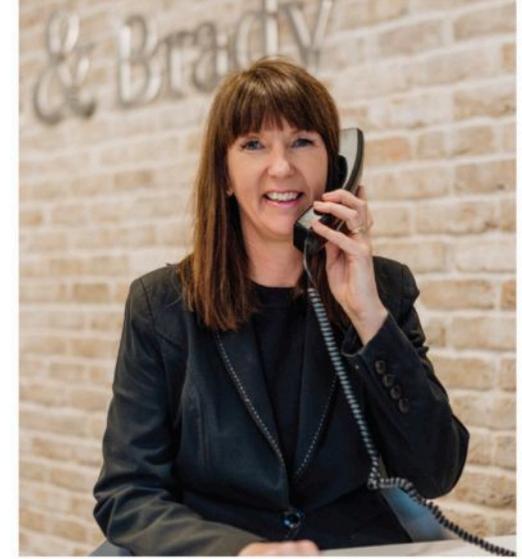
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