



71 Lyndford Road, Stalham

Norwich



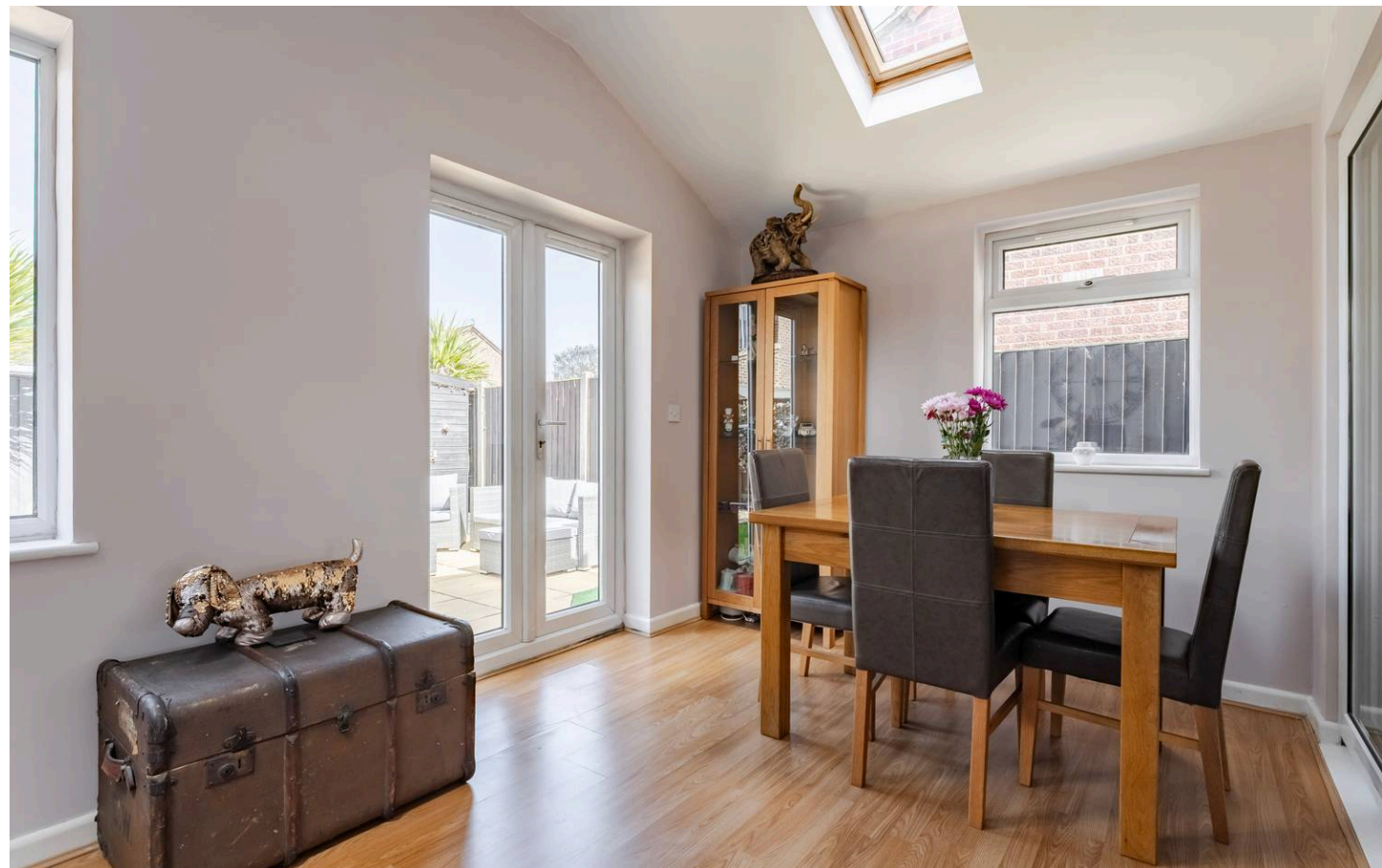
Minors & Brady

71 Lyndford Road

Stalham, Norwich

This attractive end-terraced property is set within the sought-after market town of Stalham and is well suited to a wide range of buyers. The home offers a thoughtfully arranged interior that balances open flow with clearly defined living areas. Light-filled spaces enhance the sense of comfort throughout, while the overall layout supports both everyday life and entertaining. Practical additions on the ground floor increase functionality without compromising space. Upstairs accommodation is flexible and well proportioned, catering easily to changing needs. Externally, the garden has been designed for enjoyment rather than maintenance, offering a pleasant place to unwind. Energy-efficient heating further adds to the home's appeal as a future-focused and economical choice.

- End-of-terrace position within a popular Norfolk market town
- Three well-proportioned bedrooms with versatile use options
- Bright dining area with roof window and garden access
- Separate kitchen promoting defined cooking and living zones
- Handy ground floor WC for added convenience
- Utility room created within the converted garage, providing practical workspace while retaining useful storage
- Easy-care rear garden with seating and leisure areas
- Artificial lawn reducing ongoing maintenance requirements
- Modern air source heat pump heating system
- Well suited to families, professionals, or those seeking flexible living space





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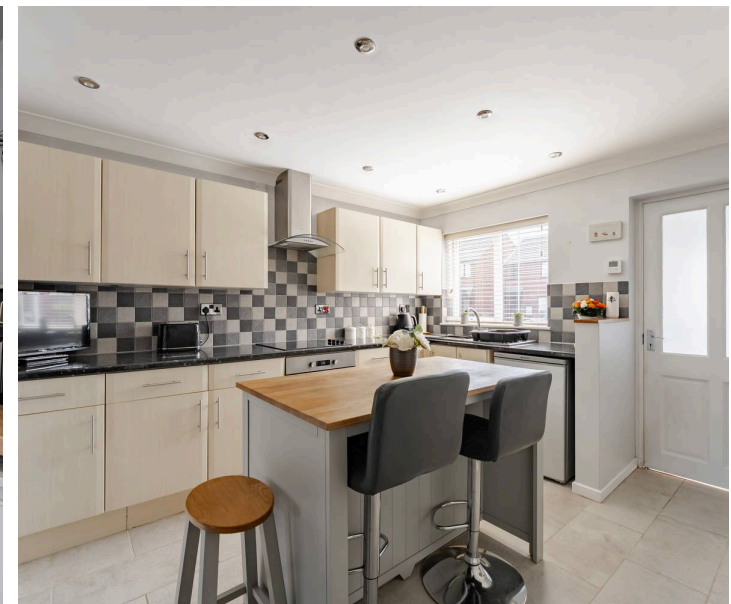
Stalham, Norwich

The Location

Located in Stalham, Lyndford Road offers the perfect blend of village charm and everyday convenience. Just a short walk from the High Street, residents enjoy easy access to a wide range of local shops and amenities, including a Tesco Superstore and the much-loved Stalham Butchers, renowned for its quality meats and fresh local produce.

For those who enjoy dining out, The Swan Inn is less than a mile away, offering a welcoming atmosphere and hearty pub meals, while other independent cafés and takeaways add to the variety. Nature lovers are perfectly placed with the stunning Norfolk Broads only a short drive away, where endless opportunities for boating, walking, and wildlife spotting await. The sandy beaches of Sea Palling are also just 5 miles from the doorstep, making it easy to enjoy the best of coast and countryside.

Stalham itself is a thriving Broadland market town with a strong sense of community, a weekly market, schools, healthcare services, and leisure facilities. Well connected by nearby road links, Norwich can be reached in under 30 minutes, providing excellent shopping, cultural attractions, and rail services to London and beyond. This combination of local convenience, natural beauty, and easy access to the city makes Lyndford Road a highly desirable place to call home.



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71 Lyndford Road

Stalham, Norwich

Lyndford Road, Stalham

This well-presented three-bedroom end-terraced home is situated in the popular market town of Stalham and offers well-planned accommodation ideally suited to modern living. The layout is thoughtfully arranged to create a natural flow through the ground floor while maintaining clearly defined and functional living spaces.

The property is entered via a welcoming porch, which leads directly into the kitchen. The kitchen is positioned at the heart of the home, providing a practical and well-organised space for everyday cooking while remaining seamlessly connected to the main living areas. From here, the accommodation flows into the sitting room, which offers a comfortable and relaxing environment for daily living and entertaining.

Beyond the sitting room is the dining room, a particularly bright and appealing space. This room benefits from a Velux window allowing an abundance of natural light, along with patio doors that open directly onto the garden, creating an excellent connection between indoor and outdoor living.

Also on the ground floor is a convenient WC and a separate utility room, both adding valuable practicality and additional storage to support everyday household needs.



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Upstairs, the property offers three well-proportioned bedrooms, all suitable for a range of uses including family accommodation, guest rooms, or home working. These are served by the main family bathroom, which is sensibly positioned to support comfortable day-to-day living.

Outside, the home enjoys a low-maintenance rear garden, attractively designed with artificial turf and a patio area. This creates an ideal space for outdoor seating, entertaining, or relaxation, without the demand of regular upkeep.

The property also benefits from an air source heat pump, making it an appealing option for eco-conscious buyers seeking a more energy-efficient and environmentally considerate heating solution.

Overall, this end-terraced home in Stalham offers balanced and practical accommodation, bright living spaces, modern energy features, and an easy-care garden, making it an attractive choice for a wide range of buyers.

Agents Note

This property will be sold freehold and connected to air-source heat pump, mains water, electricity and drainage.



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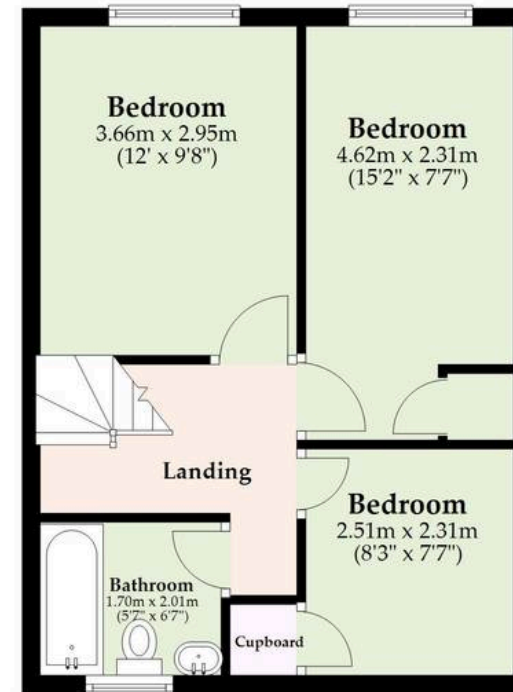
Ground Floor

Approx. 56.3 sq. metres (605.5 sq. feet)
(excluding Porch)



First Floor

Approx. 38.4 sq. metres (412.8 sq. feet)



Total area: approx. 94.6 sq. metres (1018.3 sq. feet)

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.

Plan produced using PlanUp.

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