



3 Spenser Avenue, North Walsham

North Walsham



Minors & Brady

## 3 Spenser Avenue

This impressive detached residence delivers a thoughtfully designed layout ideal for contemporary family life. Multiple living areas provide flexibility for both relaxation and social gatherings, each finished to a high standard. The kitchen stands out as a stylish and functional hub, blending modern aesthetics with everyday usability. A convenient ground-floor washroom enhances practicality while adding a distinctive design feature. The upper level accommodates three spacious bedrooms, offering comfort and versatility for a growing household. Outdoor space is equally appealing, with extensive parking options and additional storage solutions enhancing convenience. The rear garden creates an inviting setting for leisure and entertainment, making this home a well-rounded choice for both indoor and outdoor living.

- Detached family home with spacious and versatile layout
- Three well-proportioned reception rooms
- Elegant sitting room with parquet flooring and open fireplace
- Contemporary kitchen with stylish fittings and quality finishes
- Ground floor shower room with modern design features
- Three generously sized bedrooms
- Family bathroom serving the first floor
- Large gravel driveway with ample off-street parking
- Two garages providing additional storage or parking
- Private rear garden with decking, lawn, and dedicated entertaining area





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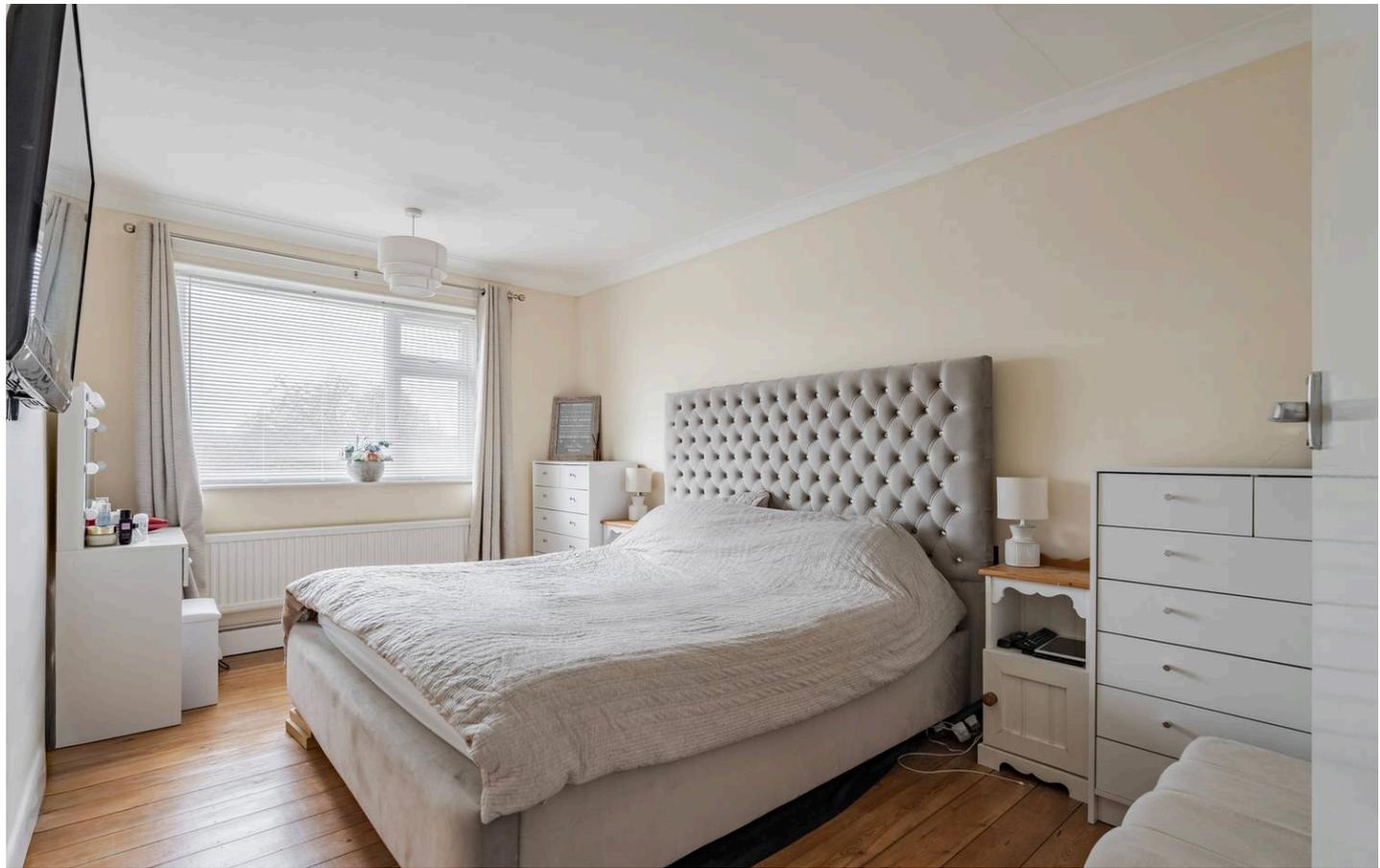
## 3 Spenser Avenue

### The Location

Set in a sought-after corner of North Walsham, this home offers the kind of everyday ease that's hard to beat. From your doorstep, it's an easy walk into town, where you'll find a mix of independent shops, cafés, supermarkets, and everything else you need for day-to-day living. The local leisure centre, with its gym and swimming pool, is also within walking distance, making it simple to stay active without having to travel far.

For families, there's a good choice of well-regarded schools nearby, all within easy reach. And for commuters, the train station is just a walk away too, offering direct links to Norwich and onward connections to London, ideal whether you're heading into the city regularly or just need the option.

What really sets the location apart is the balance it offers. You've got the convenience of town life on foot, but you're never far from open countryside. The Norfolk Broads, with their peaceful waterways, are close by, and the coast is just a short drive away, perfect for spontaneous trips to the beach, long walks, and a breath of fresh sea air.



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## 3 Spenser Avenue

### Spenser Avenue, North Walsham

This well-presented detached home offers spacious and versatile accommodation, perfectly suited for modern family living. The property features three generous reception rooms, including a study, welcoming sitting room with attractive parquet flooring and a charming open fire, creating a warm and inviting space to relax or entertain.

At the heart of the home is a sleek, modern kitchen fitted with stylish grey units, wooden worktops, and marble-style flooring, combining both practicality and contemporary design. The ground floor also benefits from a well-appointed shower room, complete with a striking Crittall-style shower, adding a touch of character and convenience.

Upstairs, the property offers three large bedrooms, all well-proportioned and providing comfortable living space, along with a family bathroom.

Externally, the home continues to impress with a large gravel driveway, offering ample parking for multiple vehicles as well as space for a caravan if required. In addition, there are two garages, providing excellent storage or further parking options.

The rear garden is designed with entertaining in mind, featuring a generous lawn, a substantial decked area ideal for outdoor dining, and a fantastic bar area—perfect for hosting family and friends.

Overall, this is a spacious and well-appointed detached home with a great balance of indoor comfort and outdoor lifestyle features.

### Agents Note

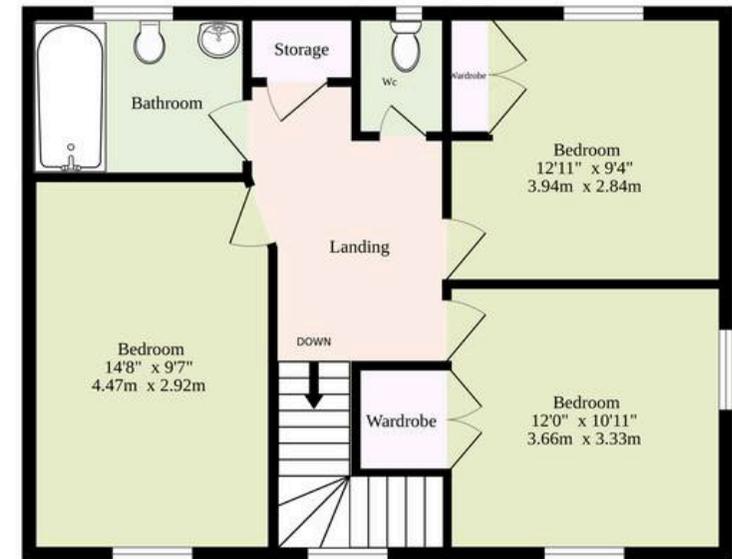
This property will be sold freehold and connected to mains water, electricity and drainage.



**Ground Floor**  
758 sq.ft. (70.4 sq.m.) approx.



**1st Floor**  
505 sq.ft. (46.9 sq.m.) approx.



Including Garage

**TOTAL FLOOR AREA : 1263 sq.ft. (117.3 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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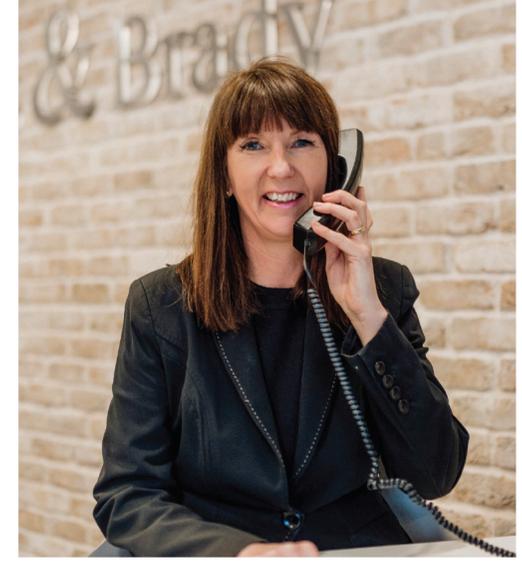
# Dreaming of this home? Let's make it a *reality*.



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Meet *Karol*  
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Meet *Claire*  
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*Your home, our market*



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