



9 Kingfisher Close High Street, Stalham

Norwich



Minors & Brady

9 Kingfisher Close High Street

Stalham, Norwich

Low-maintenance living wrapped up in a bright and well-designed home. This attractive property offers a well-balanced layout, ideal for modern lifestyles, with spacious living areas and two generously sized double bedrooms. The lounge and dining space provides a comfortable setting for relaxing or entertaining, complemented by a contemporary kitchen designed for everyday ease. A walk-in storage cupboard adds valuable versatility, perfect for keeping the home organised or creating a discreet workspace. Both bedrooms are well positioned for privacy, with the main bedroom enjoying direct access to the rear courtyard. The bathroom is modern and neatly finished, completing the internal accommodation. Outside, the enclosed, fully paved courtyard garden offers a private and low-maintenance space to enjoy throughout the year.

- Well-presented home with a practical and well-balanced layout
- Bright and spacious lounge/dining area, ideal for everyday living
- Modern fitted kitchen designed for ease and functionality
- Two generous double bedrooms offering flexible accommodation
- Main bedroom with direct access to the rear courtyard garden
- Walk-in storage cupboard providing excellent additional storage
- Inner hallway enhancing privacy and flow through the home
- Modern shower room finished to a clean, contemporary standard
- Enclosed, low-maintenance rear courtyard, fully paved for easy upkeep
- Ideal for first-time buyers, downsizers or those seeking easy living





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The Location

Located in Stalham, Kingfisher Close enjoys the best of village life with everything you need close at hand. Just a short stroll from the High Street, you'll find a great selection of independent shops and everyday essentials, including a Tesco Superstore and the well-regarded Stalham Butchers, known locally for its quality meats and fresh produce.

For a relaxed meal or drink, The Swan Inn is within easy reach, offering a friendly welcome and traditional pub favourites, while a choice of cafés and takeaways adds to the town's appeal. The beautiful Norfolk Broads are only a short drive away, perfect for boating, walking, and exploring the waterways, and the sandy beaches at Sea Palling are around five miles from the door, ideal for making the most of the coast.

Stalham is a lively Broadland market town with a real community feel, hosting a weekly market and providing schools, healthcare services, and leisure facilities. With good road links nearby, Norwich is less than half an hour away, offering extensive shopping, cultural venues, and direct rail connections to London. Altogether, Kingfisher Close offers a well-balanced setting, peaceful, practical, and perfectly placed for town, coast, and countryside alike.



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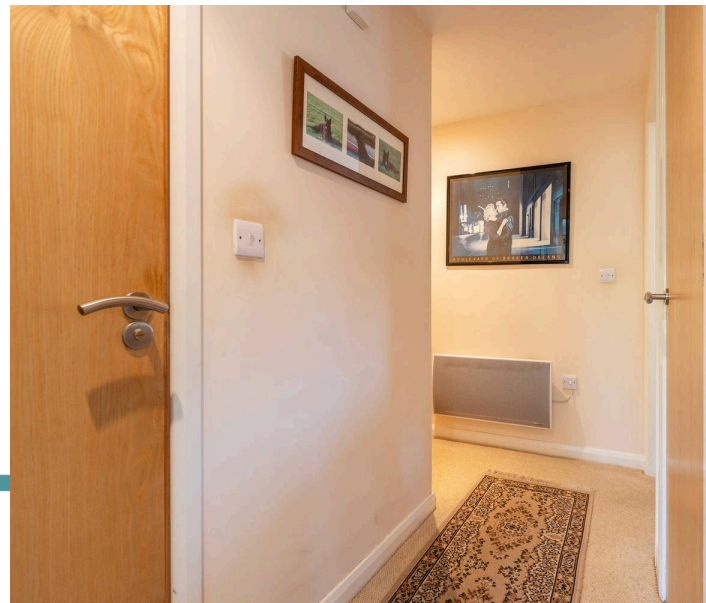
High Street, Stalham

This well-presented home offers a comfortable and thoughtfully arranged layout, ideal for modern living. Entering through a welcoming porch, you're led into a bright and spacious lounge/dining area that provides an inviting space to relax or entertain, with plenty of natural light enhancing the sense of openness.

The kitchen sits conveniently alongside the main living area and is fitted in a contemporary style, offering ample worktop and storage space for everyday use. Its practical design makes it well suited to both casual meals and more elaborate cooking, while maintaining a clean, modern finish.

An inner hallway leads through the property, providing access to a useful walk-in storage cupboard that lends itself perfectly to additional storage or a small home working area. This thoughtful inclusion helps keep the main living spaces clutter-free and well organised.

The accommodation includes two generously sized double bedrooms, both positioned to the rear of the property for added privacy. The main bedroom benefits from direct access to the courtyard, creating a calm and pleasant space, while the second bedroom is equally versatile, suitable for guests, family members or working from home if required.



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A well-appointed bathroom completes the internal layout, finished in a modern style and designed for everyday comfort and convenience.

Outside, the property enjoys an enclosed rear courtyard garden, fully paved for low-maintenance enjoyment. This private outdoor space is ideal for sitting out, container planting or entertaining, offering a pleasant extension of the living accommodation without ongoing upkeep.

Agents Note

This property will be sold leasehold.

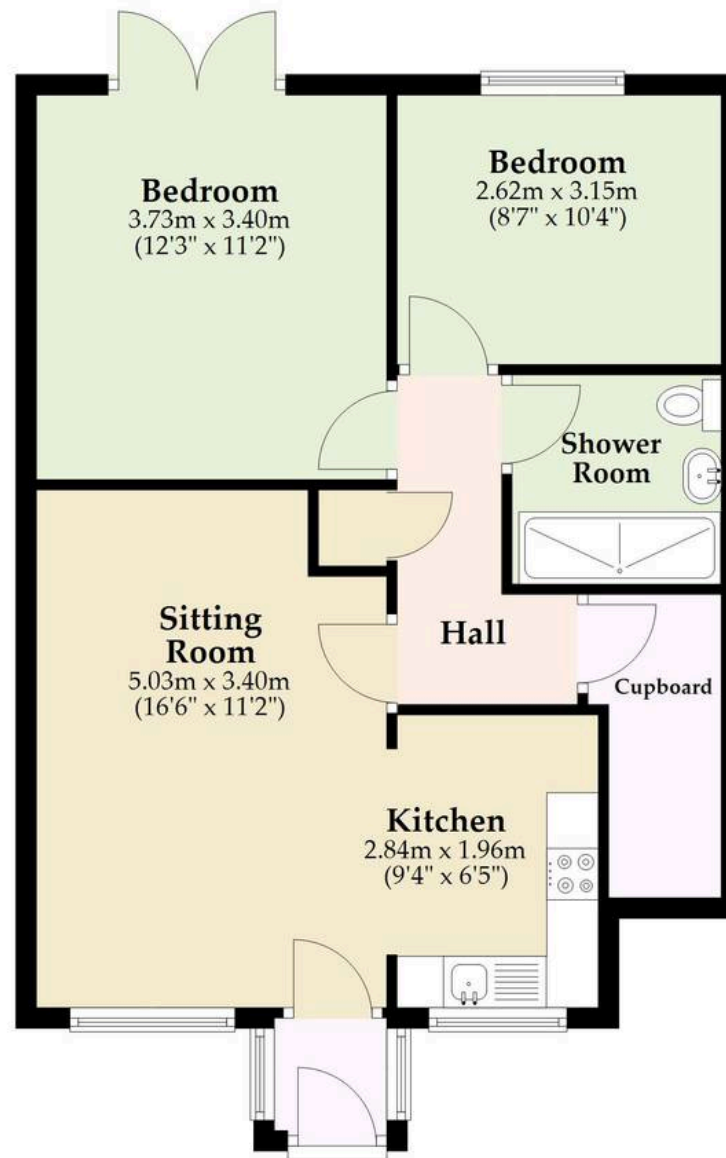
Connected to mains water, electricity and drainage.



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Ground Floor

Approx. 59.0 sq. metres (634.8 sq. feet)



Total area: approx. 59.0 sq. metres (634.8 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.

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



Meet *Abi*
Branch Partner



Meet *Karol*
Property Lister



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



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