



17 Duncan Way, North Walsham

North Walsham



Minors & Brady

17 Duncan Way

Exceptional care and attention has been poured into upgrading this home, resulting in a beautifully finished, turnkey property. This stylish three-bedroom townhouse has been modernised throughout, with high-quality improvements that enhance both comfort and functionality. The open-plan living space has been thoughtfully updated with new flooring, upgraded appliances, and contemporary doors that lead out to the garden. Upstairs, the accommodation is well-balanced, including a spacious top-floor bedroom with attractive field views to the rear. Outside, the landscaped wrap-around gardens and sunny south-facing rear garden provide an inviting and low-maintenance outdoor space. With side-by-side off-road parking and a host of recent upgrades, this is an ideal first-time buy or investment opportunity.

- Beautifully modernised throughout by the current owners
- Stylish open-plan living space with recent upgrades
- South-facing rear garden, fully landscaped with patio
- Stunning wrap-around gardens with attractive picket-fenced frontage
- Two off-road parking spaces side by side
- Spacious top-floor principal bedroom with field views to the rear
- New Rockdoor composite front door (Oct 2025) with 10-year guarantee
- New composite French doors to living area (Feb 2024) with guarantee
- Recently updated kitchen with integrated appliances (2024)
- Balance of new homes warranty remaining until 2028





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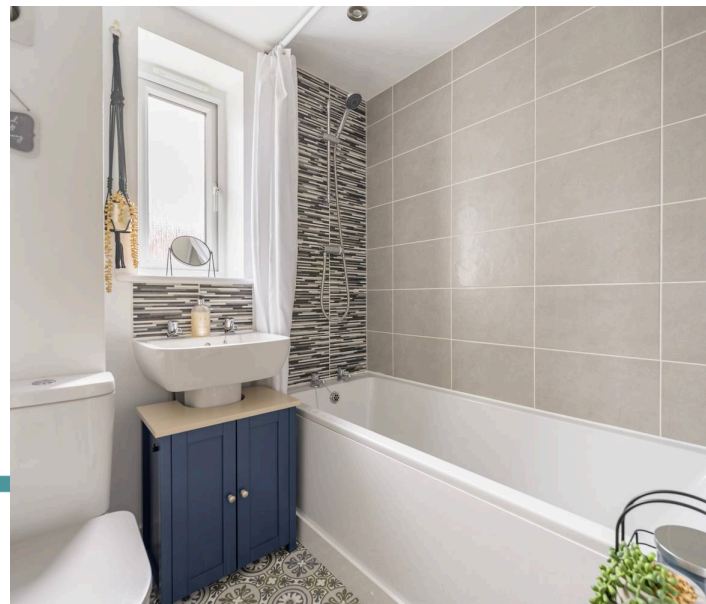
17 Duncan Way

The Location

Duncan Way is situated within a sought-after residential area of North Walsham, a thriving market town celebrated for its strong community spirit, rich heritage, and excellent range of amenities. The property enjoys convenient access to a variety of everyday essentials, including supermarkets, independent retailers, local cafés, and a well-equipped leisure centre featuring a gym and swimming pool.

Families are well catered for, with a selection of well-regarded primary and secondary schools within easy reach, making the location particularly appealing for those with children. For commuters, North Walsham railway station provides regular services to Norwich, with onward connections to London and beyond, ensuring straightforward travel options.

The area also offers excellent opportunities for leisure and outdoor pursuits, with the beautiful Norfolk countryside and the renowned Norfolk Broads close by, perfect for walking, boating, and exploring. In addition, the stunning North Norfolk coastline is just a short drive away, offering sandy beaches and charming seaside towns to enjoy throughout the year.



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Duncan Way, North Walsham

This beautifully presented three-bedroom townhouse has been thoughtfully modernised throughout by the current owners, creating a stylish and move-in-ready home ideal for first-time buyers or investors alike. Situated within a popular development on the outskirts of North Walsham, the property enjoys attractive field views to the rear, along with a desirable south-facing aspect that floods the home and garden with natural light.

The ground floor features a welcoming entrance hall leading into a contemporary open-plan living space, perfect for modern lifestyles. The lounge area benefits from newly installed composite French doors (fitted February 2024 with a 10-year guarantee), opening directly onto the garden and enhancing the indoor-outdoor flow.

The kitchen has been upgraded with a new integrated cooker and hob, as well as a frost-free integrated fridge and freezer (installed January 2024), all complemented by newly fitted LVT flooring that runs throughout the entire ground floor. A practical cloakroom completes this level.

Upstairs, the first floor offers two well-proportioned bedrooms and a refreshed family bathroom with new flooring, while the top floor is dedicated to a spacious principal bedroom featuring dual aspect skylight windows and elevated views across the surrounding fields.



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Externally, the property truly stands out. The south-facing rear garden has been fully landscaped to provide a low-maintenance yet highly attractive outdoor space, complete with patio and artificial lawn. In addition, the home benefits from beautifully landscaped wrap-around gardens, with a charming picket-fenced front garden enhancing kerb appeal.

A particularly notable benefit is the two off-road parking spaces, positioned side by side rather than tandem, a highly practical feature. Further advantages include a new Rockdoor composite front door installed in October 2025 (with a 10-year guarantee), an Ideal combi boiler that has been regularly serviced with records available, and the remaining balance of the new homes warranty until 2028.

Finished with fresh decoration throughout in January this year, this superb home offers modern comfort, thoughtful upgrades, and a fantastic location — making it a standout opportunity for those looking to take their first step onto the property ladder or secure a strong investment.

Agents Note

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

Service charge: £190.33 paid annully to RMG living.



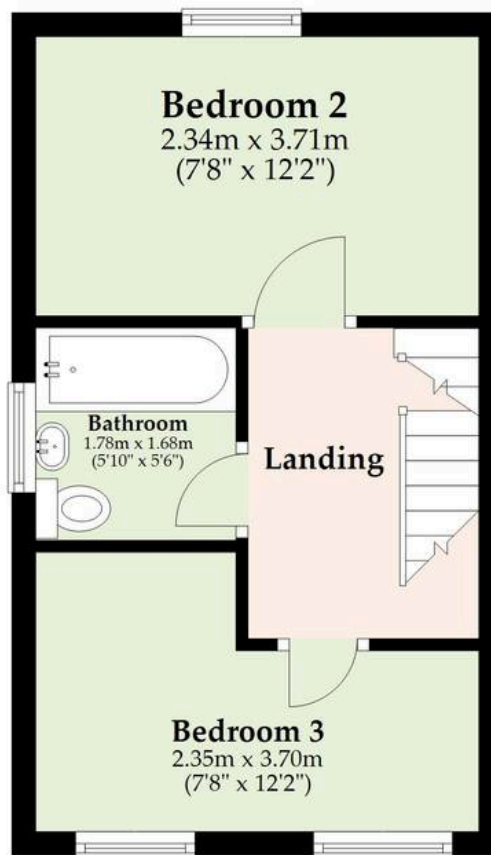
Ground Floor

Approx. 26.0 sq. metres (279.8 sq. feet)



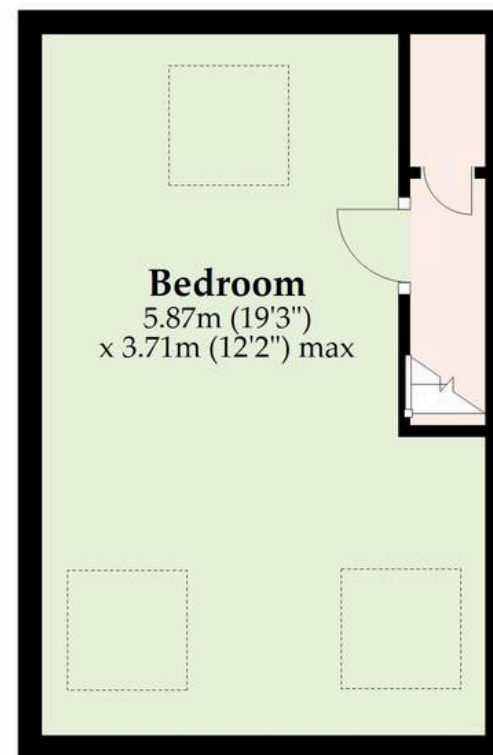
First Floor

Approx. 29.4 sq. metres (316.6 sq. feet)



Second Floor

Approx. 21.8 sq. metres (234.2 sq. feet)



Total area: approx. 77.2 sq. metres (830.5 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*.



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