



10 Wells Avenue, North Walsham

North Walsham



Minors & Brady

10 Wells Avenue

A cleverly extended layout transforms this home into a surprisingly spacious and versatile two-bedroom property. The accommodation has been thoughtfully enlarged to enhance the main living areas, creating a noticeable sense of openness throughout. A generous lounge provides a comfortable setting to relax, complemented by a kitchen that flows seamlessly into a bright conservatory space. Upstairs, both bedrooms are well-sized, with the principal bedroom benefiting from fitted storage and its own ensuite. Outside, the enclosed garden offers a practical mix of lawn and patio, while a garage and off-road parking add everyday convenience. Well-balanced and easy to maintain, this home is ideal for buyers seeking extra space without compromising on simplicity.

- Extended semi-detached home offering noticeably increased living space throughout
- Spacious lounge with feature gas stove, creating a cosy and welcoming focal point
- Kitchen with ample storage, workspace, and space for integrated cooking appliances
- Large five-sided conservatory, providing a bright and versatile additional living or dining area
- Two well-proportioned bedrooms, both benefiting from the extended layout
- Stylishly updated family bathroom finished with a contemporary suite
- Gas central heating and UPVC double glazing for comfort and efficiency
- Enclosed rear garden with a combination of lawn and patio, ideal for everyday outdoor use
- Brick-built single garage with additional off-road parking for convenience and storage





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10 Wells Avenue

The Location

Wells Avenue offers a practical and well-positioned setting on the edge of town, providing a balance between convenience and a quieter residential feel. Made up of a mix of established homes with some mature greenery, it has a familiar, lived-in character while still being within easy reach of everyday amenities. The location suits a range of buyers, particularly families and professionals looking for a straightforward and well-connected place to live without feeling too central.

North Walsham itself is a thriving market town with a strong local identity. The weekly market, independent shops, cafés, and traditional pubs create a lively yet welcoming atmosphere, while practical amenities such as supermarkets, schools, medical facilities, and leisure options, including the Victory Swim and Fitness Centre, are all easily accessible. The town's railway station offers regular services to Norwich and the North Norfolk coast, supporting both commuting and leisure travel, while the A149 and B1145 provide efficient road links throughout the region.

Beyond the town, the surrounding area adds to North Walsham's enduring appeal. Open countryside is close at hand for walking and cycling, and the well-regarded beaches of Mundesley and Happisburgh are just a short drive away, offering year-round coastal enjoyment. This combination of established residential character, strong community spirit, and access to both coast and countryside gives Wells Avenue a quietly desirable feel, making it a popular location within North Norfolk.



M&B

10 Wells Avenue

Wells Avenue, North Walsham

This extended semi-detached home offers spacious and well-arranged accommodation, thoughtfully enhanced to create a comfortable and practical living space. The property has been extended to the side, increasing the overall size of the main rooms rather than adding additional ones, resulting in a noticeable sense of space throughout.

At the heart of the home is a generous lounge, providing a welcoming setting for both relaxing and entertaining, complete with a feature gas stove that adds warmth and character.

The kitchen offers ample storage and workspace, along with space for integrated cooking appliances and a breakfast bar for casual dining.

Flowing directly from the kitchen is a large, five-sided conservatory, creating a bright and versatile additional living area with views and access to the rear garden.

Upstairs, the property offers two well-proportioned bedrooms, both benefitting from the extended layout. The principal bedroom is a particularly comfortable space, complete with fitted wardrobes and the added advantage of an ensuite shower room. The second bedroom also features built-in storage, making it ideal for guests, children, or use as a home office. A stylish re-fitted family bathroom serves the first floor, finished with a contemporary suite.



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Externally, the home continues to impress with enclosed gardens to both the front and rear. The rear garden is laid mainly to lawn with a patio area, providing a pleasant space for outdoor seating and everyday use.

To the front, there is off-road parking alongside a brick-built single garage, offering additional storage or parking options.

Combining extended living space, updated interiors, and practical outdoor areas, this property provides a well-balanced home suited to a variety of buyers.

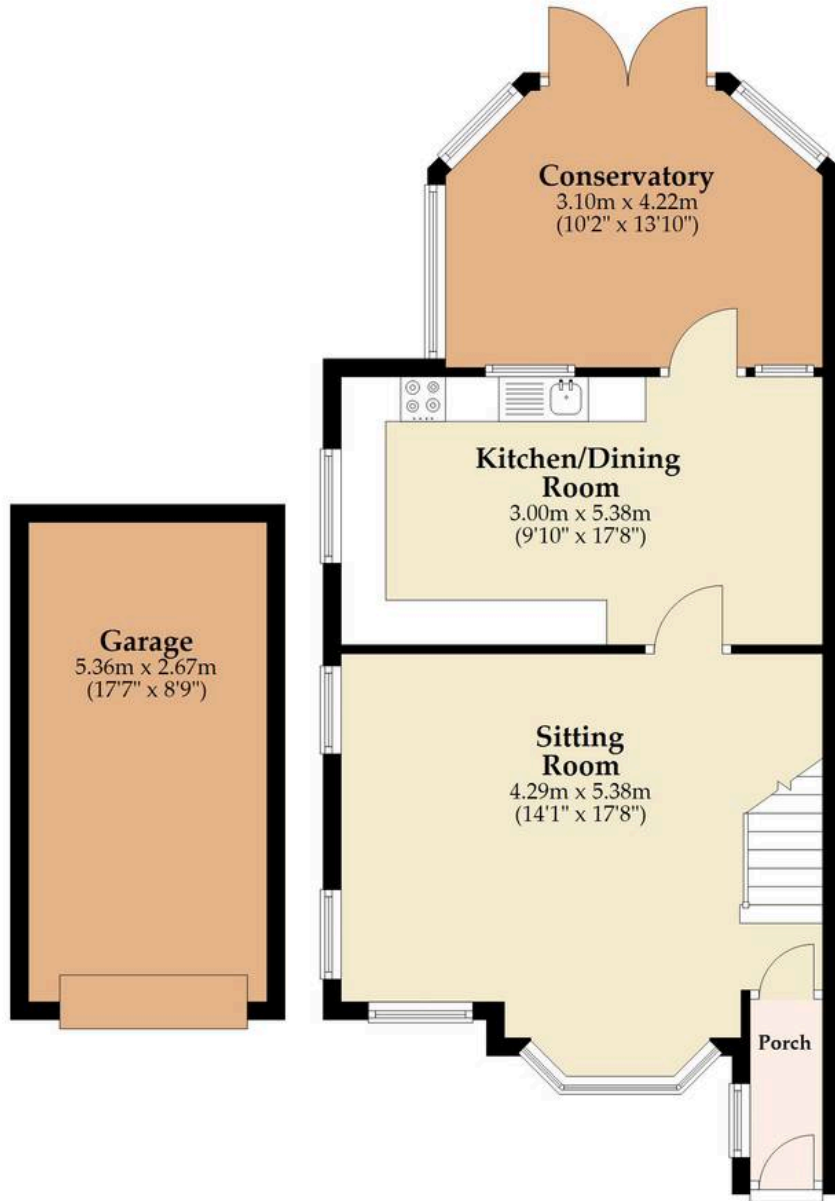
Agents Note

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



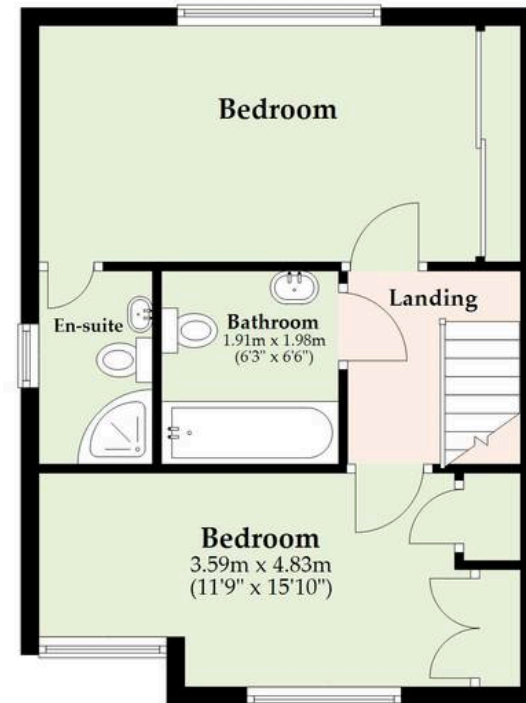
Ground Floor

Approx. 69.1 sq. metres (744.3 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.4 sq. feet)



Total area: approx. 111.6 sq. metres (1201.8 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*.



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Meet *Karol*
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Minors & Brady
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