



11 Campion Close, North Walsham

North Walsham



Minors & Brady

11 Campion Close

Tucked away within a quiet cul-de-sac, this well-balanced home offers comfortable living paired with a surprisingly private garden oasis. Designed with practicality in mind, the accommodation flows neatly from a welcoming entrance through to a cosy sitting room and a sociable kitchen diner with pantry and direct garden access. Upstairs, three well-proportioned bedrooms are served by a central family bathroom, making the layout ideal for everyday living. Outside, the rear garden feels like a true oasis, beautifully landscaped with established planting and a tranquil pond feature, offering a high level of privacy. To the front, off-road parking for up to three vehicles adds everyday convenience. Altogether, this is a thoughtfully arranged home that combines ease of living with peaceful surroundings in a popular North Walsham location.

- Quiet cul-de-sac position in a popular residential area of North Walsham
- Well-presented and practical layout, ideal for everyday living
- Comfortable sitting room offering a welcoming main living space
- Kitchen diner with pantry and direct access to the rear garden
- Three well-proportioned bedrooms, suitable for family, guests or home working
- Main family bathroom located off the first-floor landing
- Beautifully landscaped rear garden with established plants and mature borders
- Tranquil pond water feature creating a peaceful, oasis-like outdoor space
- High level of privacy to the rear garden
- Off-road parking to the front for up to three vehicles, as noted by the vendor





M&B

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The Location

Campion Close is a quiet and well-established residential setting within North Walsham, offering an environment that feels both refined and conveniently placed. Set slightly away from busier roads and characterised by attractive homes and mature surroundings, it provides a sense of privacy and calm while remaining close to everyday amenities. The location is particularly appealing to families and professionals seeking a peaceful setting without feeling disconnected from the town.

North Walsham itself is a thriving market town with a strong sense of community. The weekly market, independent shops, cafés and traditional pubs create a lively yet welcoming atmosphere, complemented by practical amenities including supermarkets, schools, medical facilities and leisure options such as the Victory Swim and Fitness Centre. The town's railway station provides regular services to Norwich and the North Norfolk coast, supporting both commuting and leisure travel, while nearby road links offer easy access throughout the region.

Beyond the town, the surrounding area further enhances North Walsham's appeal. Open countryside is close at hand for walking and cycling, and the popular beaches of Mundesley and Happisburgh are just a short drive away, offering year-round coastal enjoyment. This blend of established residential character, strong local identity and excellent access to both coast and countryside gives Campion Close a quietly desirable and sought-after feel within North Norfolk.



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Campion Close, North Walsham

Situated within a quiet residential cul-de-sac, this well-presented home offers a practical and well-balanced layout, ideal for a range of buyers seeking comfortable living in a convenient North Walsham location. The property has been thoughtfully maintained and combines everyday practicality with a surprisingly private and peaceful outdoor space.

The accommodation begins with a welcoming entrance, providing a natural flow through to the main living areas. The sitting room is a comfortable and inviting space, ideal for relaxing or entertaining, with plenty of room for seating and furnishings while enjoying a pleasant outlook to the front.

To the rear of the property sits the kitchen diner, which forms the heart of the home. Well arranged and sociable, this space offers ample room for dining and daily family use. A useful pantry provides additional storage, while direct access to the garden allows for easy indoor-outdoor living, particularly during the warmer months.

Upstairs, the property offers three well-proportioned bedrooms, all suitable for family use, guests or home working. These are served by a main family bathroom, sensibly positioned off the landing and finished in a straightforward and functional style.



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Externally, the rear garden is a real highlight. Thoughtfully landscaped with established planting, it feels wonderfully private and enclosed, creating an almost oasis-like atmosphere. Mature shrubs, planted borders and a pond water feature add character, making it a lovely space to relax and unwind.

To the front, the property benefits from off-road parking, with the vendor noting space for up to three vehicles, adding to the home's practicality. Overall, this is a sensible, well-laid-out home that offers comfortable accommodation, excellent outdoor space and a peaceful setting, all within easy reach of the amenities North Walsham has to offer.

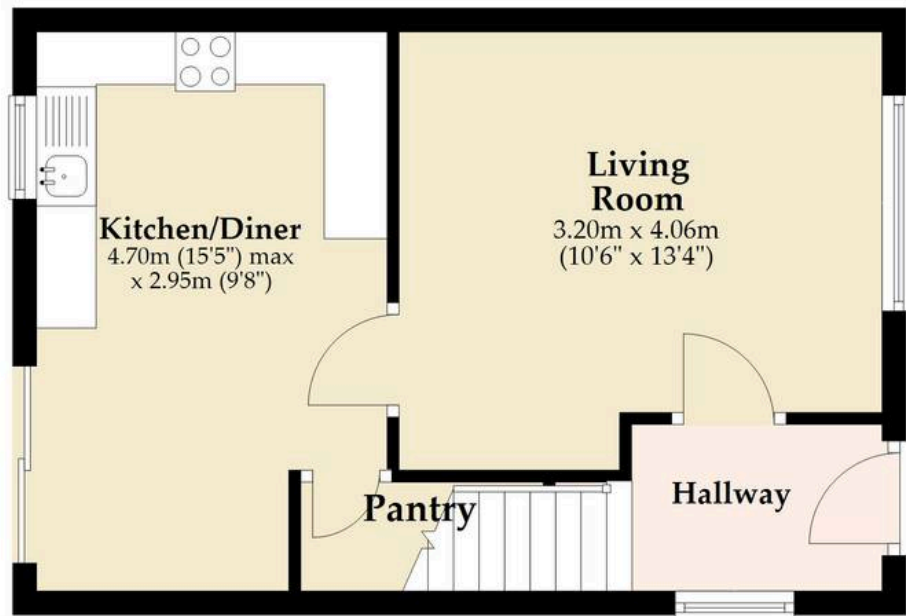
Agents Note

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



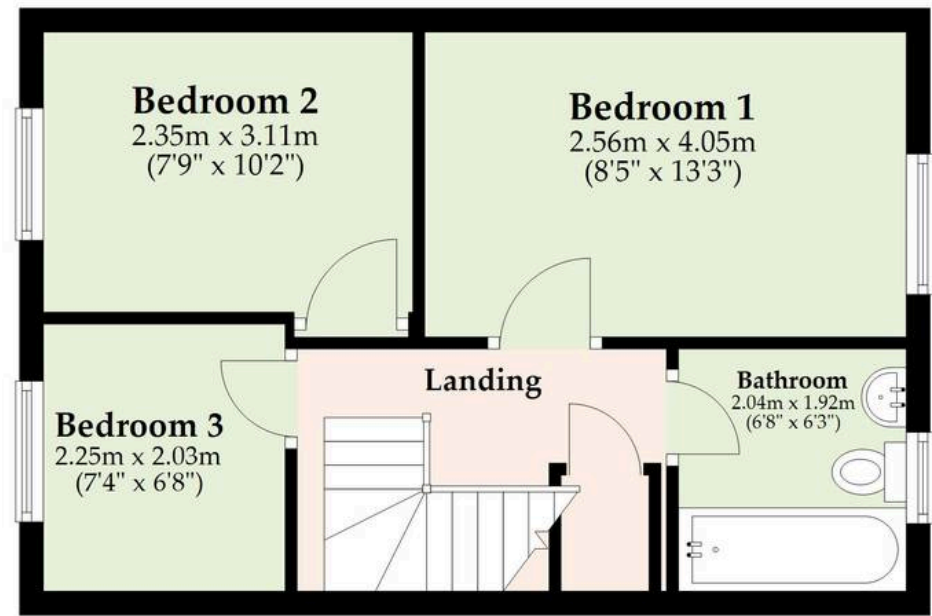
Ground Floor

Approx. 33.4 sq. metres (359.4 sq. feet)



First Floor

Approx. 33.7 sq. metres (362.9 sq. feet)



Total area: approx. 67.1 sq. metres (722.3 sq. feet)

Sqft excludes hall, landing and garage.

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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Minors & Brady
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