



28 Leatrice Crescent, North Walsham

North Walsham



Minors & Brady

28 Legrice Crescent

North Walsham

More than meets the eye, this versatile family home offers generous living space, flexible accommodation, and excellent parking. Situated on the outskirts of North Walsham, this extended semi-detached property has been thoughtfully adapted to suit modern lifestyles. The bright kitchen, spacious lounge, and conservatory create a superb flow for everyday living and entertaining. A converted garage now provides a valuable additional bedroom or multi-purpose space with heating, glazing, and French doors. Outside, the enclosed rear garden offers a blend of lawn, patio, and established planting, while the front provides parking for several vehicles. Combining flexibility, practicality, and modern comforts, this is a home that can easily adapt to a variety of needs.

- Extended four-bedroom semi-detached family home
- Versatile converted garage providing an additional bedroom or flexible living space
- Spacious kitchen fitted with attractive shaker-style units
- Comfortable lounge flowing into a bright conservatory
- Modern family bathroom with shower over the bath
- Flexible ground floor accommodation ideal for multi-generational living
- Three further bedrooms positioned on the first floor
- Ample off-road parking for multiple vehicles
- Enclosed rear garden with patio, lawn, artificial grass, and mature planting
- Convenient location on the outskirts of North Walsham close to local amenities and transport links





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The Location

North Walsham is a charming market town in North Norfolk, offering a welcoming, down-to-earth community atmosphere.

The town has a long history, with roots stretching back to medieval times, and this heritage is reflected in its historic streets, churches, and the bustling market that has been a focal point for over 700 years.

Residents enjoy a mix of independent shops, high street stores, cafes, and restaurants, providing all the essentials while also offering unique local character.

For families, North Walsham benefits from a range of schools catering to all ages, making it a practical and convenient place to live. Commuters will appreciate the train station, which provides direct services to Norwich in around 25–30 minutes, connecting the town to the wider transport network and city amenities. The surrounding countryside is another highlight, with easy access to the Norfolk Broads, rivers, and coastline, perfect for walking, cycling, boating, or simply enjoying the outdoors. Local community events, sports clubs, and leisure facilities further enhance the sense of belonging and activity within the town.

Overall, North Walsham combines historic charm, practical amenities, and excellent connectivity with the relaxed pace of Norfolk life, making it an appealing choice for families, professionals, and anyone looking for a friendly, accessible community.



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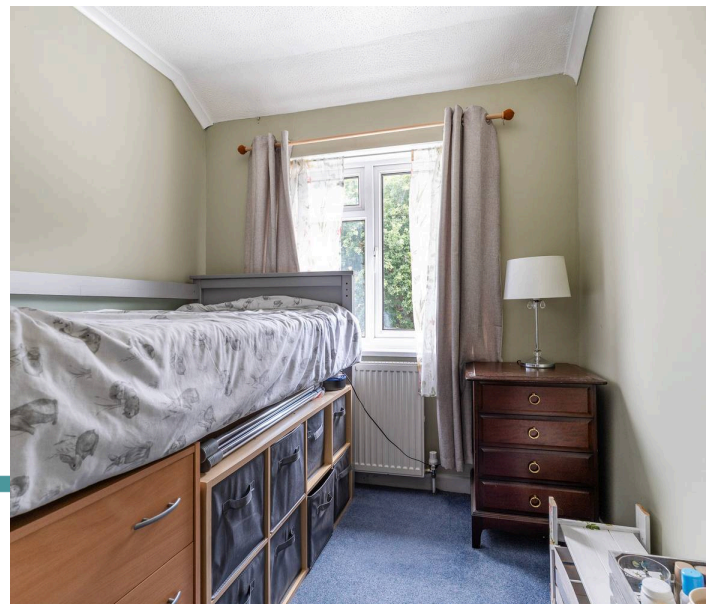
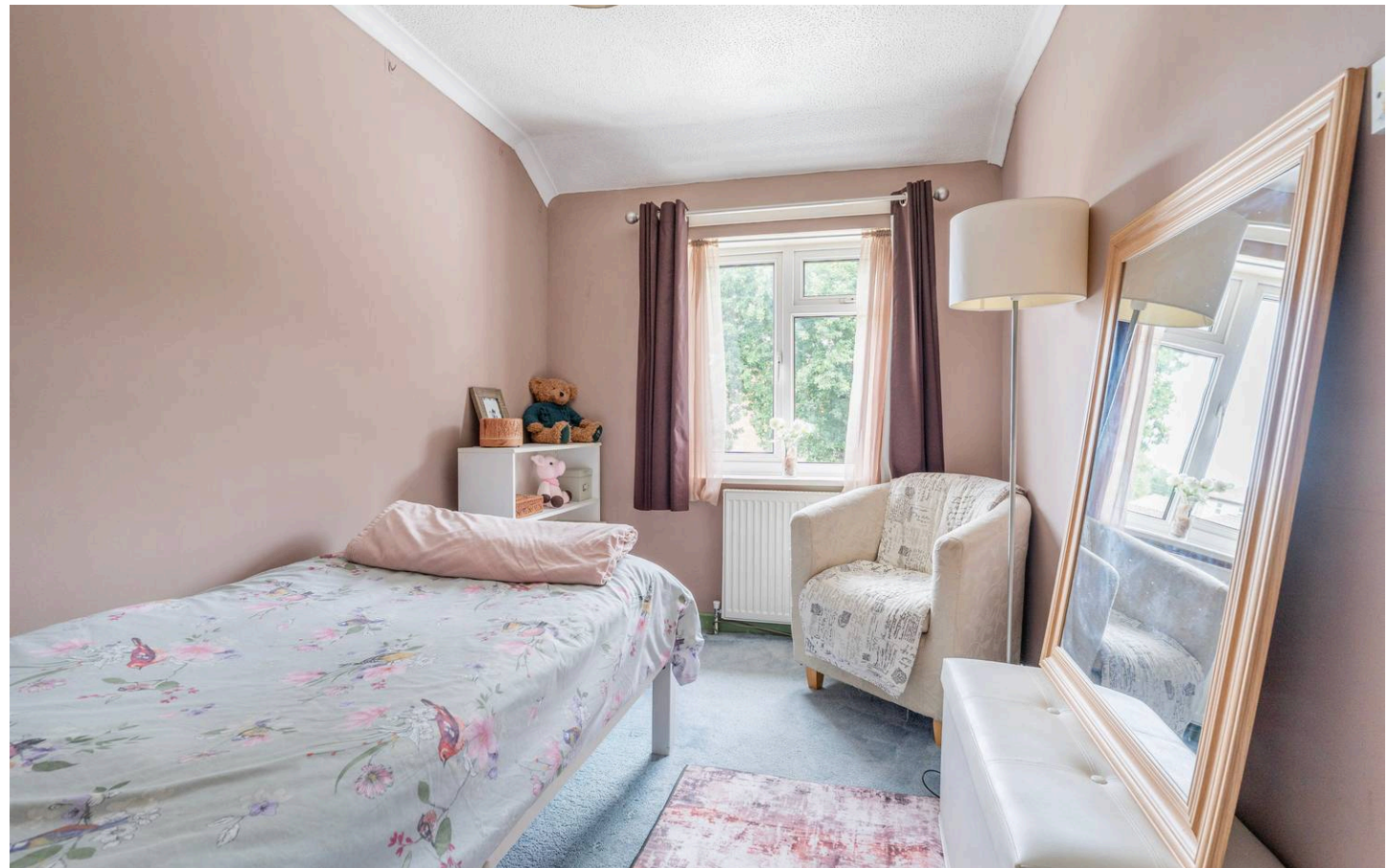
Legrice Crescent, North Walsham

Situated on the outskirts of North Walsham, this extended semi-detached home offers generous and flexible accommodation, perfectly suited to modern family life. Having been adapted and improved over time, the property provides a versatile layout with four bedrooms, multiple reception areas, excellent parking, and an enclosed rear garden, making it an appealing choice for growing families or those seeking adaptable living space.

The heart of the home is a spacious kitchen, thoughtfully fitted with a comprehensive range of shaker-style units, ample work surfaces, and integrated cooking appliances.

Flooded with natural light from multiple windows and rooflights, the room offers a bright and practical environment for everyday living, with plenty of space for additional appliances and storage.

The ground floor accommodation is both flexible and functional. A comfortable lounge provides a welcoming space to relax and flows naturally into the conservatory, where French doors open directly onto the garden. This additional reception space creates a wonderful setting for entertaining, dining, or simply enjoying views of the outdoor space throughout the seasons.



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Also located on the ground floor is a bedroom and a modern family bathroom, offering convenience and flexibility for a variety of living arrangements. The bathroom has been stylishly updated and features a contemporary suite with a shower over the bath, providing practicality for both families and guests.

Upstairs, three further bedrooms are arranged around the first-floor landing, offering comfortable accommodation for family members, visitors, or those requiring space to work from home. The principal bedroom is particularly generous and benefits from built-in storage.

A notable feature of the property is the former garage, which has been successfully converted into an additional bedroom or multipurpose room. Complete with heating, glazing, and French doors providing direct access, this versatile space could equally serve as a home office, studio, hobby room, gym, or guest accommodation depending on individual requirements.

Outside, the property continues to impress with ample off-road parking to the front, providing space for several vehicles. The rear garden is fully enclosed and thoughtfully arranged with a combination of lawn, patio, artificial grass, and established planting. Attractive flower borders, a mature oak tree, and a garden shed further enhance the outdoor space, creating an enjoyable setting for both relaxation and entertaining.

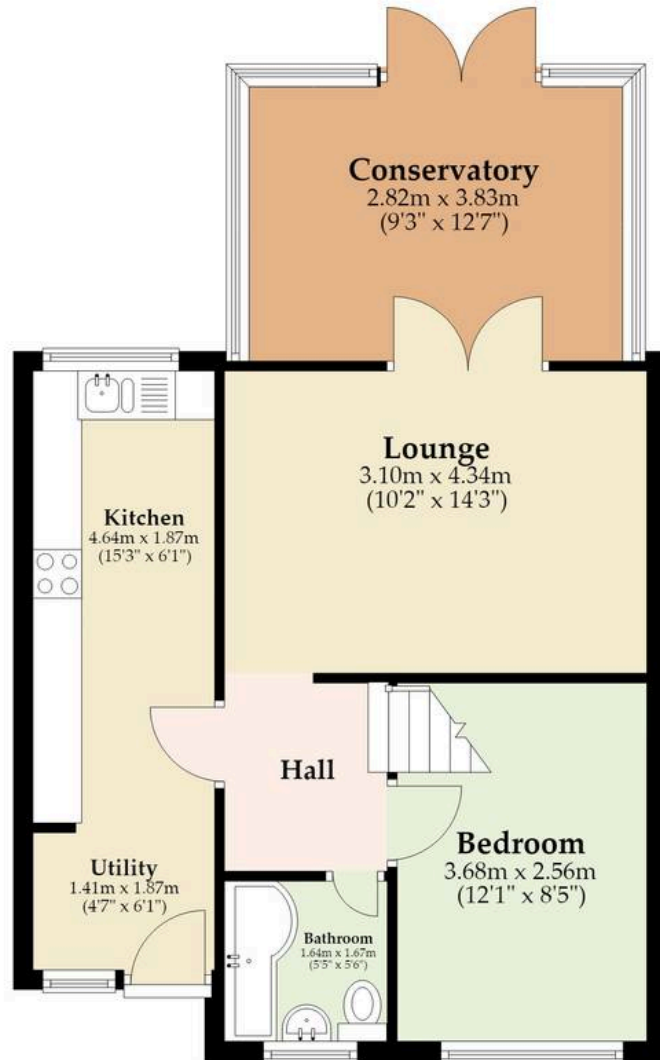
Agents Note

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



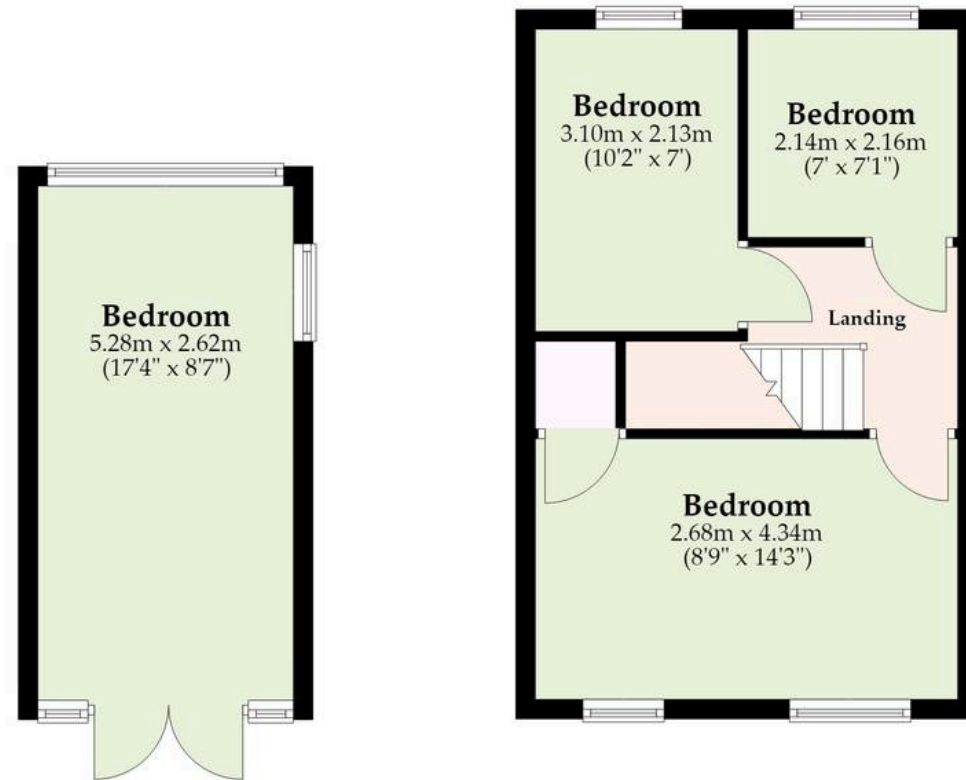
Ground Floor

Approx. 66.9 sq. metres (720.5 sq. feet)



First Floor

Approx. 30.0 sq. metres (322.8 sq. feet)



Total area: approx. 96.9 sq. metres (1043.2 sq. feet)

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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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