



48 Lynfield Road, North Walsham

North Walsham



Minors & Brady

# 48 Lynfield Road

North Walsham

Packed with potential and ready for its next chapter. This three-bedroom end-terraced property offers well-proportioned accommodation together with a tandem driveway and integral garage. Requiring modernisation throughout, the property provides an excellent blank canvas for buyers looking to put their own stamp on a home rather than pay a premium for someone else's improvements. The generous garage offers further potential for conversion, subject to the necessary consents, creating valuable additional living space if desired. Outside, a lovely enclosed rear garden enjoys a manageable size and features a lawn, mature planting and established borders, providing an attractive setting to enjoy and develop over time. Situated in a popular North Walsham location, this is a property with genuine potential, ideal for investors, downsizers, growing families or anyone seeking a rewarding improvement project.

- Three-bedroom end-terraced home
- Excellent opportunity to modernise and add value
- Spacious sitting room overlooking the rear garden
- Integral garage with conversion potential (STP)
- Tandem driveway providing off-road parking
- Well-enclosed rear garden with established planting
- Manageable plot with lawn and mature borders
- Three well-proportioned first-floor bedrooms
- Popular residential location in North Walsham
- Ideal for buyers seeking a rewarding improvement project



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## North Walsham

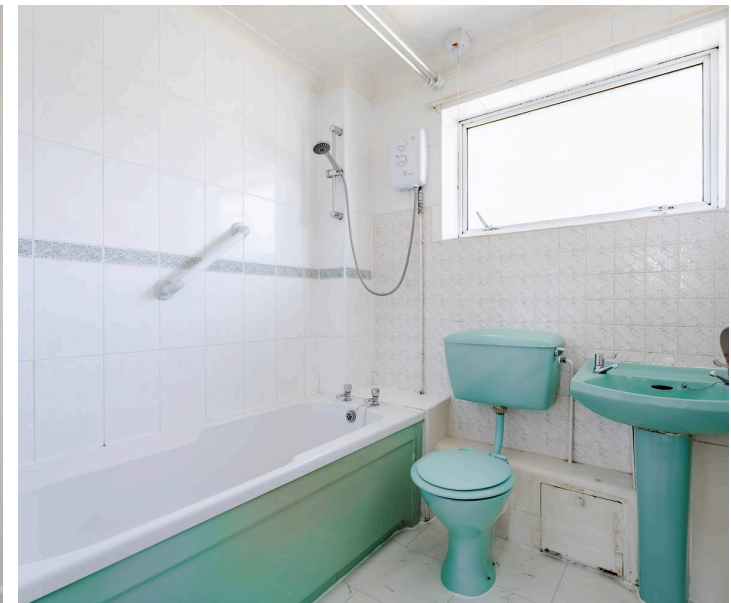
### The Location

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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## Lynfield Road, North Walsham

Occupying a pleasant position within a popular residential area of North Walsham, this three-bedroom end-terraced home presents an excellent opportunity for buyers seeking a property they can modernise and personalise to suit their own tastes and requirements.

Offering approximately 865 sq. ft. of accommodation, the property is well laid out and features a spacious sitting room overlooking the rear garden, a fitted kitchen, entrance hall, three first-floor bedrooms and a family bathroom.

While the property would now benefit from a programme of updating, it provides a solid foundation for improvement and offers buyers the chance to add significant value over time.

A particular feature of the home is the integral garage. Subject to the necessary consents and approvals, the garage may offer potential for conversion into additional living accommodation, creating a larger kitchen, home office, playroom or ground-floor reception space depending on individual requirements.

Outside, the property benefits from a tandem driveway providing off-road parking and access to the garage. To the rear is a delightful, well-enclosed garden of a manageable size, ideal for those wanting outside space without the burden of extensive maintenance.



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The garden is attractively arranged with a lawn, established planting and mature borders, creating a pleasant setting for relaxing, entertaining or further landscaping if desired.

Whether you are a first-time buyer looking to create a home tailored to your own style, an investor seeking a project, or somebody searching for a property with future potential, this home offers an increasingly rare opportunity to purchase a house with scope for improvement in a convenient North Walsham location.

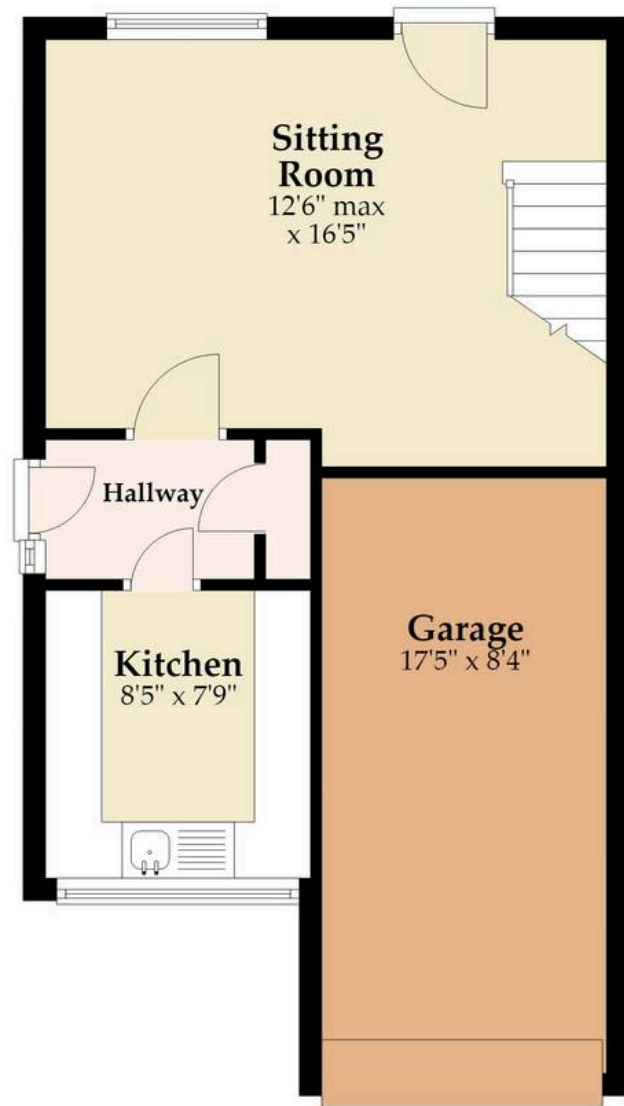
## Agents Note

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



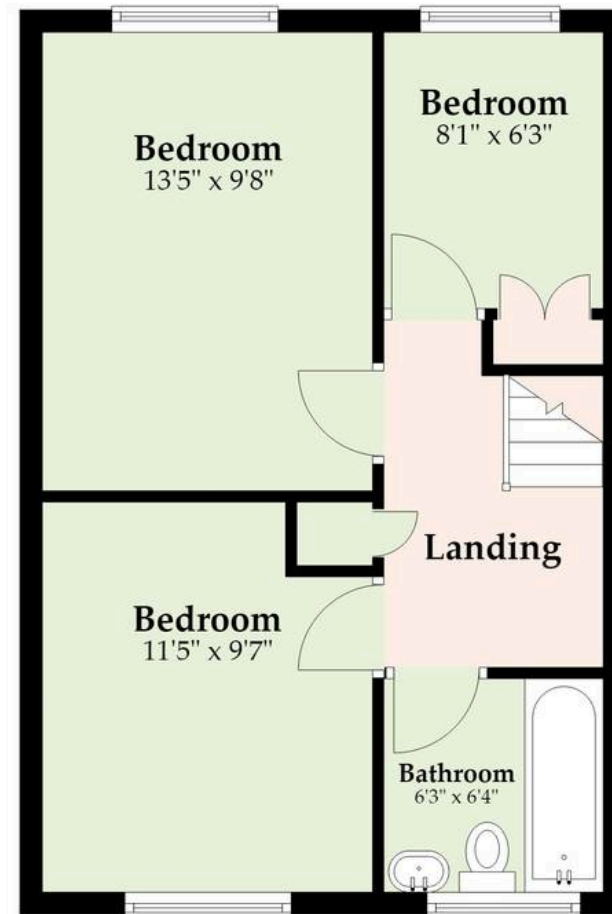
## Ground Floor

Approx. 454.7 sq. feet



## First Floor

Approx. 410.1 sq. feet



Total area: approx. 864.8 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.

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



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