



19 St. Andrews Close, Worstead

Minors & Brady



19 St. Andrews Close

Worstead, North Walsham

Family-sized living in a peaceful village setting, with space to grow both inside and out. This well-proportioned home enjoys a tucked-away position within a quiet cul-de-sac in the popular village of Worstead, close to the train station, schooling and countryside walks. The accommodation has been designed with modern family life in mind, featuring a spacious living room, versatile study and an impressive conservatory that adds valuable additional living space. Upstairs, three comfortable bedrooms are served by a family bathroom, providing a practical layout for everyday life. Outside, the property benefits from a private rear garden, mainly laid to lawn, along with a garage and off-road parking.

- Currently tenanted with notice served upon sale agreement
- Spacious family home in a quiet cul-de-sac
- Sought-after village location in Worstead
- Three well-proportioned bedrooms throughout
- Bright and spacious living room with fireplace
- Impressive conservatory providing additional living space
- Versatile study or potential fourth bedroom
- Enclosed rear garden mainly laid to lawn
- Garage and driveway providing off-road parking
- Walking distance to village train station



M&B



19 St. Andrews Close

Worstead, North Walsham

The Location

Situated in the attractive village of Worstead, this location enjoys the best of Norfolk village life, surrounded by open countryside, mature trees and a strong sense of community. The village is well known for its character and historic charm, offering a peaceful setting whilst remaining conveniently connected to larger towns and amenities.

Residents can enjoy easy access to the village green, playing field and surrounding countryside, with a network of footpaths and quiet country lanes providing excellent opportunities for walking, cycling and enjoying the rural landscape. The nearby farmland and open spaces help create a sense of tranquillity that makes the area particularly appealing to those looking to escape the pace of town and city living.

Despite its rural feel, everyday conveniences are within easy reach. Further shopping facilities can be found in nearby North Walsham, which offers supermarkets, independent retailers, cafés, healthcare services and a range of leisure amenities. Additional shopping and day-to-day facilities are also available in neighbouring Stalham.

The village is well placed for families, with a well-regarded primary school within the village and secondary schooling available in North Walsham. For commuters and those wishing to explore the wider area, Worstead benefits from its own railway station, providing direct links to Norwich and the North Norfolk coast. Excellent road connections also offer straightforward access to surrounding towns, villages and the county's renowned coastline.





19 St. Andrews Close

Worstead, North Walsham

St. Andrews Close, Worstead

Situated within a quiet cul-de-sac in the sought-after village of Worstead, this spacious family home offers well-balanced accommodation, private outdoor space and the practical features needed for modern family life. Ideally positioned close to the village railway station, well-regarded primary school and beautiful Norfolk countryside, the property enjoys a peaceful setting whilst remaining well connected.

A welcoming entrance hall leads through to the ground floor accommodation, which has been designed with everyday living in mind. The living room is a bright and comfortable space, centred around a feature fireplace that creates a cosy focal point. Flowing from the main living area is the property's impressive conservatory, a particularly generous addition that significantly enhances the living space on offer. Enjoying views across the garden and flooded with natural light, it provides a versatile room that can be used as a second sitting area, dining space, playroom or garden room throughout the year.

The kitchen is fitted with a range of storage units and work surfaces, providing a practical space for day-to-day cooking. A separate study offers excellent flexibility and could equally be used as a home office, hobby room or occasional fourth bedroom depending on individual requirements. A convenient ground floor cloakroom completes the downstairs accommodation.



M&B



19 St. Andrews Close

Worstead, North Walsham

Upstairs, the property offers three comfortable bedrooms and a family bathroom, creating a layout well suited to growing families. Each bedroom provides a pleasant and practical space, while the bathroom is fitted to serve the needs of a busy household.

Outside, the property continues to impress. The rear garden enjoys a good degree of privacy and is predominantly laid to lawn, providing plenty of space for children to play, outdoor entertaining or those looking to enjoy gardening. The enclosed nature of the garden makes it a safe and enjoyable area for family life, while the size offers flexibility to suit a variety of lifestyles.

To the front, a driveway provides off-road parking and leads to the garage, offering valuable storage and further practicality. Combining generous living space, excellent outdoor areas and a desirable village location, this is a wonderful family home offering both comfort and convenience in equal measure.

Agent's Note

The property is offered for sale freehold and benefits from mains water, electricity and drainage, together with oil-fired central heating.

There is an annual maintenance charge of approximately £75, payable towards the upkeep of the surrounding communal areas.

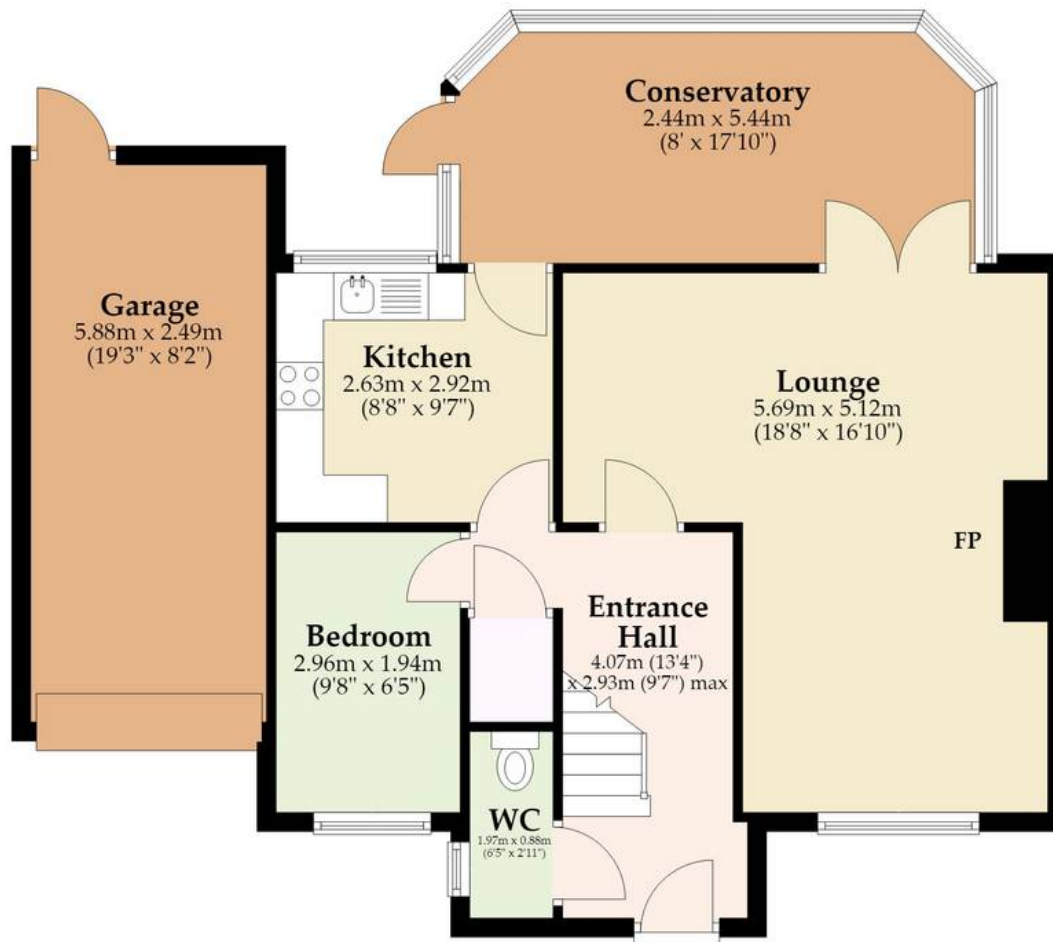
Please note that the property is currently tenanted, and notice will not be served until a sale has been agreed. Prospective purchasers should therefore be aware that this may impact the timescale of the transaction.



M&B

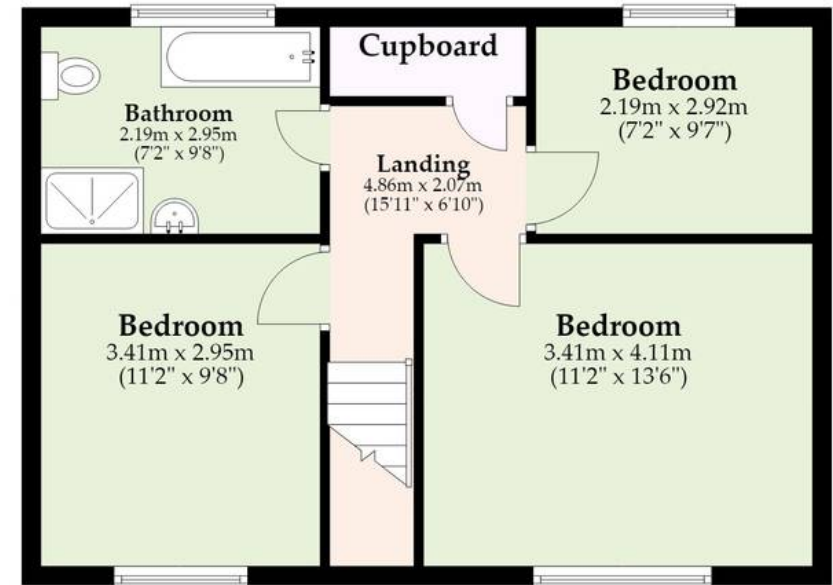
Ground Floor

Approx. 78.1 sq. metres (840.9 sq. feet)



First Floor

Approx. 46.3 sq. metres (498.9 sq. feet)



Total area: approx. 124.5 sq. metres (1339.8 sq. feet)

M&B

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*.



Meet *Abi*
Branch Partner



Meet *Karol*
Property Lister



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk