



39 Acorn Road, North Walsham

Minors & Brady



39 Acorn Road

North Walsham

Immaculately presented and ready to move straight into, this attractive semi-detached home combines modern comforts with practical everyday living. Beautifully maintained by the current owners, the property offers two bedrooms, a recently fitted bathroom and a bright lounge opening onto the rear garden. A well-equipped kitchen, garage and private driveway add to the home's appeal, while electric WiFi-controlled heating provides modern convenience. Outside, the enclosed rear garden offers a pleasant balance of lawn and decking for relaxing or entertaining. The vendors have already found a property, helping to support a smooth onward move.

- Immaculately presented semi-detached home throughout
- Two well-proportioned bedrooms and bathroom
- Bright lounge with direct garden access
- Modern fitted kitchen with ample storage
- Recently fitted contemporary bathroom suite
- Electric WiFi-controlled heating for convenience
- Private driveway providing off-road parking
- Detached garage with power and lighting
- Fully enclosed rear garden with decking
- Vendors have found an onward purchase



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The Location

North Walsham is a thriving and historic market town that continues to be one of North Norfolk's most popular places to live. Combining a strong sense of community with an excellent range of everyday amenities, the town offers a lifestyle that suits families, professionals, retirees and commuters alike. Its traditional market town character remains evident through its independent businesses, established neighbourhoods and welcoming atmosphere, whilst ongoing investment and modern conveniences ensure residents have everything they need close at hand.

The town centre offers a variety of independent shops, cafés, restaurants and traditional pubs, alongside larger supermarkets, healthcare facilities and essential services. Leisure opportunities are equally well catered for, with the Victory Swim and Fitness Centre, sports clubs and community facilities all contributing to an active and well-connected local community. A selection of primary and secondary schools further enhances the area's appeal for growing families.

North Walsham also benefits from excellent transport links. The railway station provides regular services to Norwich and the North Norfolk coastline, making commuting and leisure travel straightforward, while nearby road connections offer convenient access throughout the county. Norwich itself is within easy reach, providing an extensive range of shopping, dining, cultural attractions and employment opportunities.





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Occupying a pleasant position within the popular market town of North Walsham, this immaculately presented semi-detached home offers well-maintained accommodation throughout and would make an ideal first purchase, investment opportunity or downsizing option. The current owners have clearly cared for the property, creating a home that is both welcoming and practical.

The accommodation is entered via a bright entrance hall, which provides access to both the kitchen and lounge. The kitchen is fitted with a range of wall and base units, offering useful storage and preparation space alongside integrated cooking facilities. Thoughtfully arranged, it provides everything required for day-to-day living while maintaining a clean and functional feel.

To the rear of the property, the lounge serves as the main reception space and enjoys direct access to the garden through a glazed door. A comfortable room for both relaxing and entertaining, it benefits from plenty of natural light and provides ample space for a variety of furniture layouts.



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The first floor landing leads to two well-proportioned bedrooms and the family bathroom. The principal bedroom benefits from fitted wardrobes, while the second bedroom offers flexibility as a guest room, nursery, dressing room or home office. Completing the accommodation is a recently refitted bathroom featuring a modern suite comprising a bath with shower over, wash basin and WC.

Outside, the property continues to impress. The front garden is designed for ease of maintenance and is complemented by a private driveway leading to a detached garage with power and lighting. To the rear, the fully enclosed garden provides a pleasant outdoor space with both lawn and decking areas, ideal for outdoor dining, entertaining guests or simply enjoying warmer days in privacy.

Agent's Note

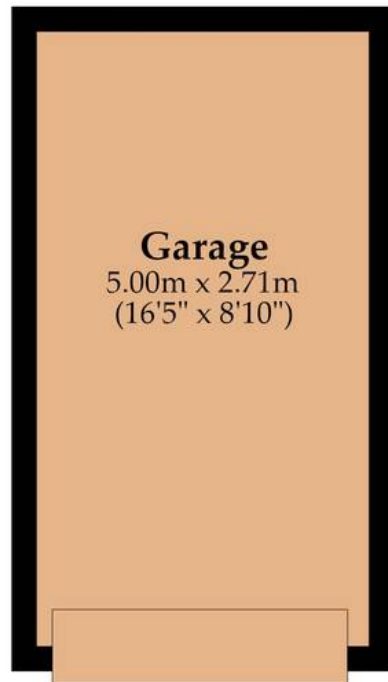
This property will be sold freehold and connected to mains water, electricity and drainage.



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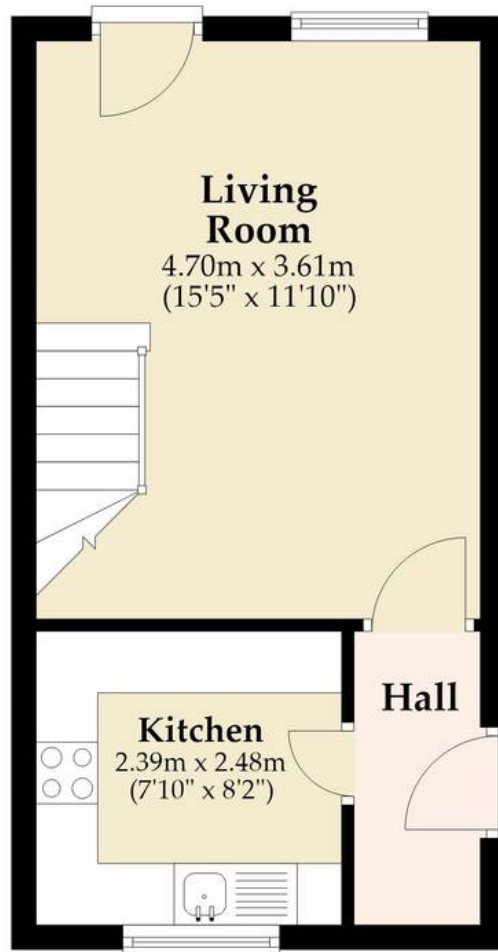
Garage

Approx. 13.5 sq. metres (145.6 sq. feet)



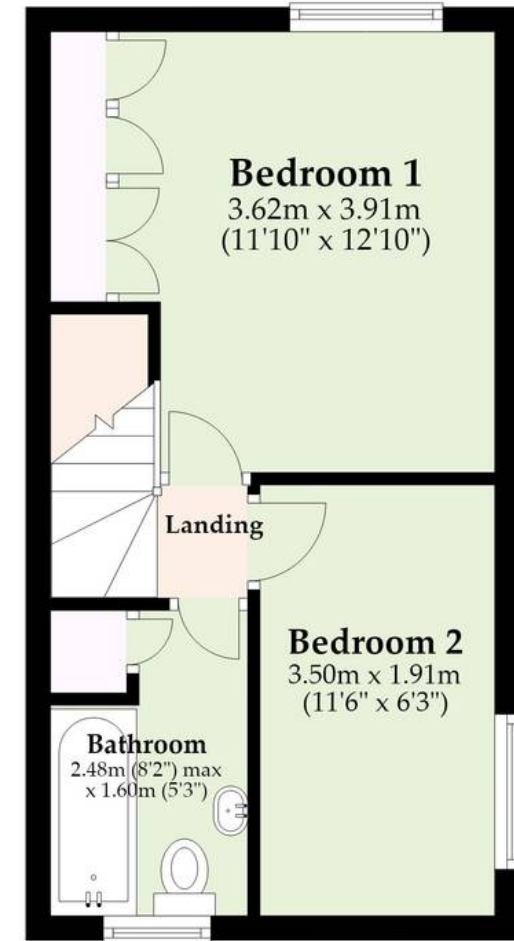
Ground Floor

Approx. 26.0 sq. metres (279.4 sq. feet)



First Floor

Approx. 26.0 sq. metres (279.4 sq. feet)



Total area: approx. 65.4 sq. metres (704.3 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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