



12 Spenser Avenue, North Walsham

Minors & Brady



12 Spenser Avenue

North Walsham

This spacious detached bungalow offers versatile single-storey living, with four bedrooms, generous reception areas, and a modern kitchen designed to accommodate the needs of everyday family life. The property combines a practical layout with a bright and welcoming feel, while the additional shower room, family bathroom, and separate utility space provide useful convenience. With established gardens and plenty of room to relax or entertain, this is an appealing home for families or those seeking flexible accommodation.

- GUIDE PRICE: £425,000 - £450,000
- Spacious detached bungalow offering versatile single storey accommodation, ideal for families seeking generous living space and flexibility to suit changing needs
- Impressive open plan kitchen, dining and family room, creating a fantastic social space for family life, entertaining and relaxing
- Contemporary fitted kitchen featuring sleek modern units, integrated cooking appliances and a central island, complemented by an adjoining dining area with views across the garden
- Separate lounge providing a comfortable additional reception room, ideal for relaxing away from the main family living space
- Five bedrooms offering excellent flexibility for larger families, visiting guests or those requiring dedicated home office space
- Principal bedroom benefiting from its own ensuite shower room, alongside a separate family bathroom and an additional shower room





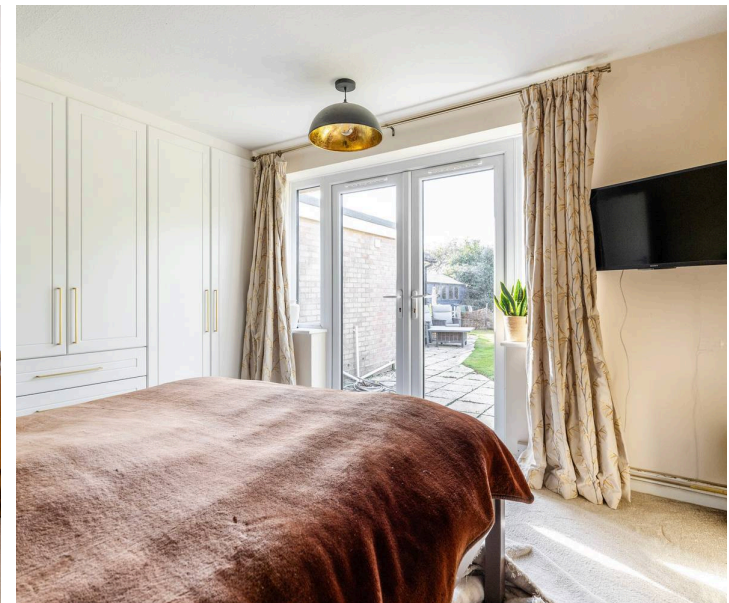
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- Generous rear garden featuring lawned and patio areas, providing plenty of space for outdoor dining, entertaining and family activities
- Attractive garden outlook and extensive glazing throughout the main living areas, allowing natural light to flow through the property and creating a bright, welcoming feel
- Convenient North Walsham location within reach of local shops, schools, amenities and transport links, making this a practical choice for families and those seeking everyday convenience

Location

North Walsham is an established market town in North Norfolk, offering a practical blend of everyday amenities, community facilities, and access to the surrounding countryside. The town centre has a range of independent shops, supermarkets, cafés and eateries, alongside healthcare services and leisure facilities, making it a convenient setting for families, professionals and retirees. Local schools cater for a range of ages, while North Walsham railway station provides services along the Bittern Line towards Norwich, Cromer and Sheringham, with local bus routes connecting surrounding communities. For outdoor recreation, the nearby Norfolk countryside, Bacton Woods and North Norfolk coast offer opportunities for walking, cycling and days by the sea, while the North Walsham and Dilham Canal provides a further option for enjoying the local landscape.



M&B



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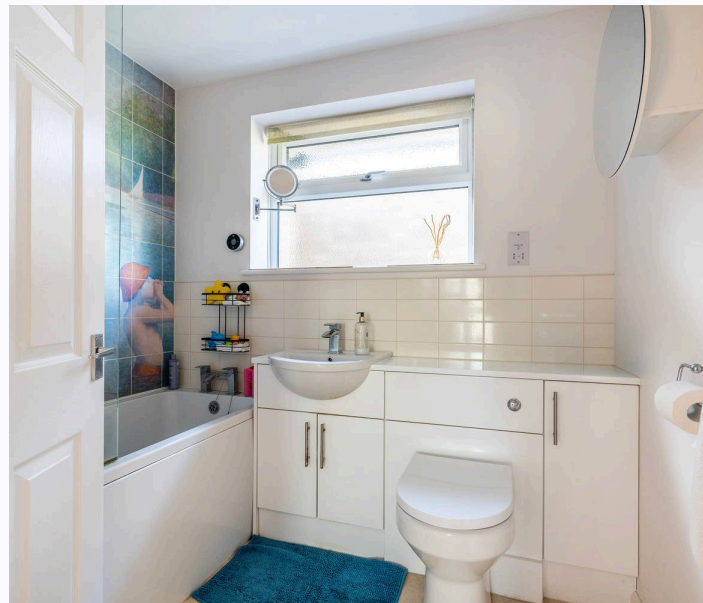
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The entrance hall provides access to the main living areas and bedrooms, creating a natural flow throughout the property. The lounge offers a comfortable setting for relaxing, with a fireplace adding character and providing an attractive focal point. Its generous proportions allow for a range of furniture arrangements, making it well suited to both quiet evenings and spending time with family and friends.

The kitchen has been finished in a contemporary style, with sleek fitted units, ample worktop space and a central island that provides additional preparation space and a natural gathering point. The layout flows into the dining area, creating an open and sociable environment for meals and entertaining. Large windows and glazed doors allow natural light to fill the space, while providing access to the garden and helping connect the interior with the outdoor areas.

There are four bedrooms, offering flexibility for family living, visiting guests or those requiring space to work from home. The principal bedroom benefits from its own shower room, while the remaining bedrooms are served by a family bathroom. A separate shower room adds further practicality, particularly for larger households, helping to make busy mornings more manageable.



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Outside, the gardens provide a pleasant setting to enjoy the outdoors, with lawned areas and space for seating or dining during warmer months. The property's single storey layout, generous accommodation and multiple washrooms make it a practical choice for a range of buyers, offering the flexibility to adapt the rooms to suit changing needs over time.

Agent's Note

Council Tax Band: D

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



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Ground Floor

Approx. 153.1 sq. metres (1647.8 sq. feet)



Total area: approx. 153.1 sq. metres (1647.8 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.

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