

12 Pickford Close, North Walsham

Minors & Brady

12 Pickford Close

North Walsham

An exceptional family home occupying a generous corner plot, offering spacious accommodation, beautifully maintained gardens and ample parking in a sought-after cul-de-sac setting. Located within easy reach of North Walsham's town centre, schools and everyday amenities, this detached four-bedroom residence is perfectly suited to modern family living. The property boasts two versatile reception rooms, a well-equipped kitchen with adjoining utility room and a welcoming layout designed for both comfort and practicality. Upstairs, four well-proportioned bedrooms include a principal suite with en-suite shower room, while outside the expansive gardens provide excellent space for entertaining, gardening and relaxation. With a garage, driveway parking for multiple vehicles and a peaceful residential position, this is a home that effortlessly combines space, convenience and lifestyle.

- Spacious detached four-bedroom family home positioned within a desirable and well-established cul-de-sac
- Generous corner plot offering excellent outdoor space and an enhanced sense of privacy
- Bright and comfortable sitting room with double doors leading into the formal dining room
- Separate dining room with direct access to the rear garden, ideal for entertaining and family gatherings
- Well-appointed kitchen featuring ample storage, practical workspace and a useful breakfast bar
- Dedicated utility room providing additional storage and space for laundry appliances
- Principal bedroom complete with a private en-suite shower room for added convenience

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The Location

North Walsham offers a setting that feels both refined and convenient on the edge of town. Lined with a mix of attractive residential homes and mature greenery, the area provides a sense of arrival while remaining comfortably close to everyday amenities. The position allows residents to enjoy a quieter pace without feeling detached, making it particularly appealing to families and professionals seeking a well-balanced lifestyle.

North Walsham itself is a thriving market town with a strong local identity. The weekly market, independent shops, cafés, and traditional pubs create a lively yet welcoming atmosphere, while practical amenities such as supermarkets, schools, medical facilities, and leisure options, including the Victory Swim and Fitness Centre, are all easily accessible. The town's railway station offers regular services to Norwich and the North Norfolk coast, supporting both commuting and leisure travel, while the A149 and B1145 provide efficient road links throughout the region.

Beyond the town, the surrounding area adds to North Walsham's enduring appeal. Open countryside is close at hand for walking and cycling, and the well-regarded beaches of Mundesley and Happisburgh are just a short drive away, offering year-round coastal enjoyment. This combination of established residential character, strong community spirit, and access to both coast and countryside gives the area a quietly desirable and almost exclusive feel, setting it apart as a sought-after location within North Norfolk.

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Pickford Close, North Walsham

Tucked away within a peaceful cul-de-sac on the edge of North Walsham, this well-presented four-bedroom detached home offers generous and versatile accommodation, making it an excellent choice for growing families. Combining a quiet residential setting with convenient access to the town centre, local schools, amenities and transport links, the property provides the ideal balance of practicality and lifestyle.

The accommodation is thoughtfully arranged and begins with a welcoming entrance porch and hallway, creating an inviting first impression. A spacious lounge enjoys plenty of natural light and offers a comfortable setting for everyday living, while double doors lead seamlessly into the adjoining dining room, creating a sociable and flexible layout for both family life and entertaining. Patio doors open directly onto the garden, helping to bring the outside in during the warmer months.

The kitchen is fitted with a range of wall and base units, providing ample storage and workspace, alongside a breakfast bar for informal dining. A separate utility room adds further practicality, keeping household tasks tucked away from the main living areas and providing additional storage space. A ground-floor cloakroom completes the accommodation on this level.

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Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom. Several of the bedrooms offer flexibility for use as guest accommodation, a home office or hobby space, allowing the home to adapt to changing requirements.

Occupying a generous corner plot, the outdoor space is a particular feature of the property. The enclosed rear garden has been carefully maintained and enjoys a combination of lawn, patio and seating areas, creating a wonderful environment for outdoor dining, relaxing and entertaining. Established planting, mature shrubs and flower borders add colour and interest throughout the seasons. Beyond the main garden, there is a further section featuring mature trees, a vegetable patch and a substantial shed, offering excellent potential for keen gardeners or those seeking additional outdoor storage.

To the front, the property benefits from a driveway providing parking for up to four vehicles, together with a single garage equipped with power and lighting, ensuring practicality for modern family living.

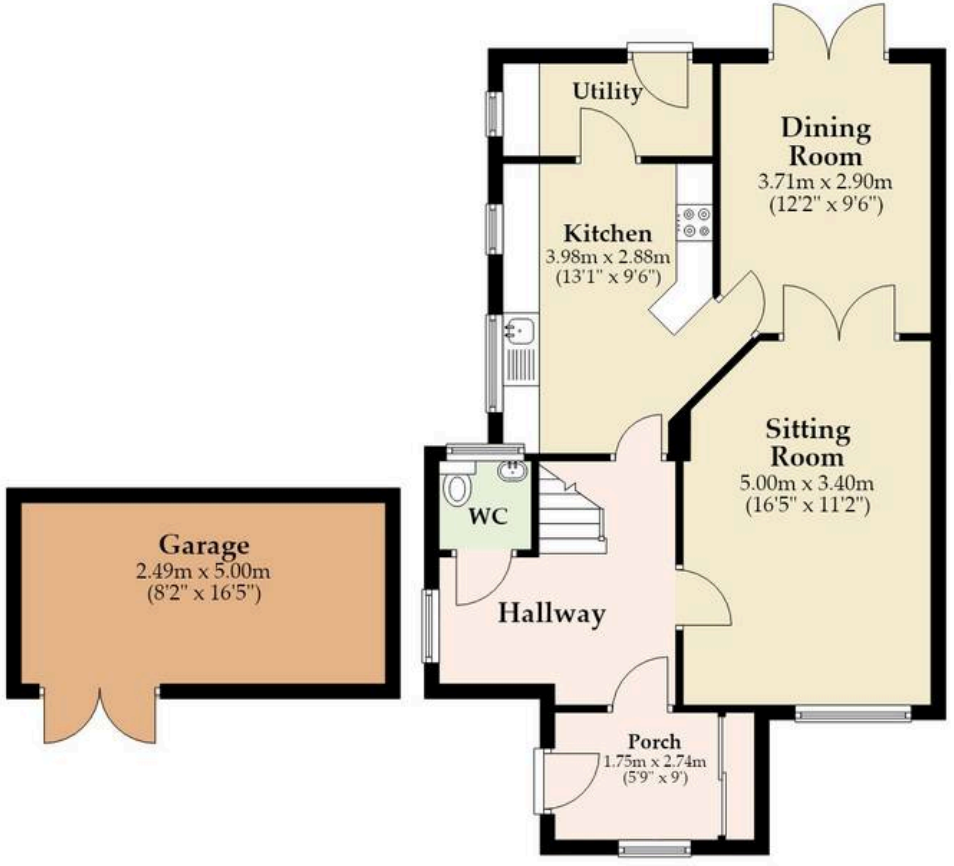
Agent's Note

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

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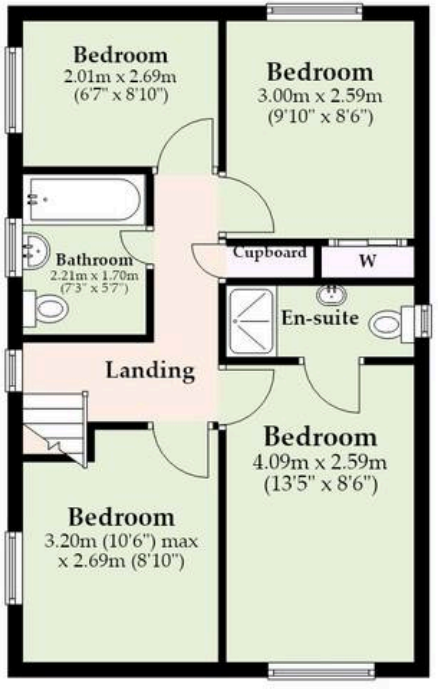
Ground Floor

Approx. 59.3 sq. metres (638.8 sq. feet)
(excluding Garage)



First Floor

Approx. 48.1 sq. metres (517.7 sq. feet)



Total area: approx. 107.4 sq. metres (1156.5 sq. feet)

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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Your home, our market

homes@minorsandbrady.co.uk | 01603 783088 | 6 Church Road, Hoveton, NR12 8UG

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Matt Waters
Director and Principal



Victoria Payne
Mortgage and Protection Adviser

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