

The Elms, Alder Country Park, Norwich

Minors & Brady

The Elms, Alder Country Park

Norwich

Positioned within the highly regarded Alder Country Park, this exceptional residential park home presents an outstanding opportunity for buyers seeking a high-quality, low-maintenance lifestyle in a desirable setting between the North Norfolk coast and the Norfolk Broads. Immaculately presented throughout, the accommodation has been thoughtfully designed to offer stylish and comfortable living, centred around a spacious open-plan living, dining and kitchen area that is flooded with natural light. The property further benefits from two generous double bedrooms, including a superb principal bedroom with en-suite, a contemporary shower room, allocated parking and a wrap-around terrace with hot tub electrics, ideal for enjoying outdoor living. Offered with 12-month residential occupancy for the over-55s, no onward chain and access to excellent on-site facilities, this is a fantastic opportunity to acquire a beautifully appointed permanent home within an established and well-maintained community.

The Location

Positioned on the edge of the market town of North Walsham, Alder Country Park enjoys a setting that combines day-to-day convenience with easy access to some of Norfolk's most varied landscapes. North Walsham offers a traditional town centre atmosphere, with a range of independent businesses, cafés, restaurants and regular markets, alongside the practical amenities required for everyday living. The development is situated on Bacton Road, within easy reach of the town centre and local facilities.

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Residents benefit from access to a broad selection of amenities within and around North Walsham. National supermarkets, convenience stores, healthcare services, pharmacies and banking facilities are readily available, while the town's independent shops and eateries add to its local appeal. Leisure opportunities include fitness facilities, sports clubs and community groups, with larger retail, entertainment and cultural offerings accessible in Norwich. The area provides a balance between practical convenience and a relaxed market-town environment, making it well suited to those seeking an active yet manageable lifestyle.

North Walsham railway station provides direct services to Norwich and Sheringham, offering convenient links across the region, while the nearby A149 and A140 road networks connect residents to the North Norfolk coast, Norwich and wider East Anglia. Regular bus services further enhance local accessibility, making travel both practical and straightforward.

The Norfolk Broads, renowned for its waterways, wildlife and walking routes, lies within easy reach, while the sandy beaches of Mundesley, Bacton and Cromer provide opportunities for coastal walks and days by the sea. Nearby villages, country parks and nature reserves offer further opportunities to explore the county's rural character, while destinations such as Cromer Pier, Felbrigg Hall and the wider North Norfolk coastline are popular attractions throughout the year.

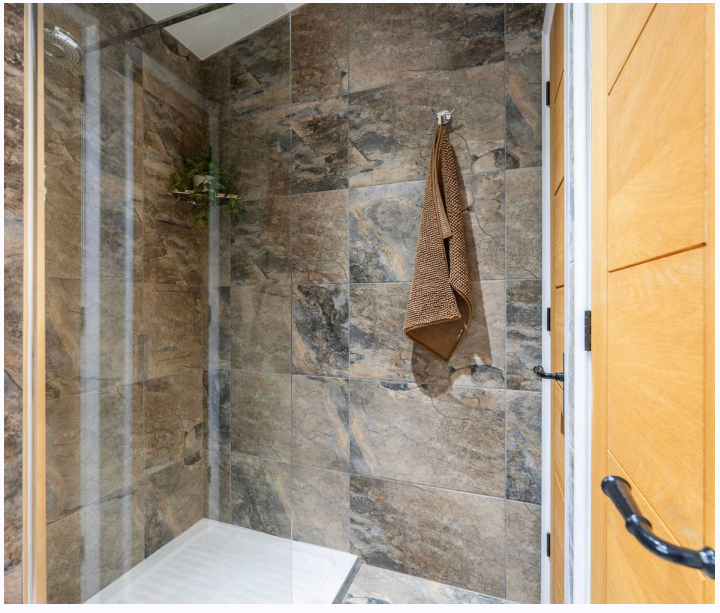
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Upon entering, you are welcomed into a bright and inviting entrance area that seamlessly flows into the main living accommodation. Finished to an exceptional standard, the interiors are enhanced by contemporary décor, quality flooring and an abundance of natural light, creating a warm and welcoming atmosphere from the outset.

Forming the heart of the home is the impressive open-plan kitchen, dining and living space. Designed for modern living, this substantial room benefits from a vaulted ceiling that enhances the sense of space, while multiple windows and sliding doors flood the interior with natural light and establish an excellent connection to the surrounding terrace.

The sitting area offers a comfortable and stylish setting for day-to-day living, centred around an attractive built-in media unit incorporating an electric fire and additional storage. Sliding doors open directly onto the decking, creating a seamless transition between indoor and outdoor living during the warmer months.

The dining area provides ample space for entertaining family and friends, comfortably accommodating a dining table beneath the vaulted ceiling. Positioned adjacent to both the kitchen and living areas, it creates a highly sociable environment that is ideal for modern family living and everyday convenience.

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The contemporary kitchen has been thoughtfully designed with both style and functionality in mind. A comprehensive range of fitted wall and base units is complemented by generous work surface space and a wrap-around breakfast bar, providing an ideal setting for casual dining and informal gatherings. Integrated appliances include an electric oven, hob with extractor hood above, and a built-in fridge freezer, while additional features such as a composite sink, integrated wine rack, tiled flooring and stylish lighting further enhance the overall specification.

The principal bedroom is an impressive double room, thoughtfully arranged to maximise both comfort and practicality. Built-in wardrobes provide excellent storage, while sliding doors open directly onto the terrace, offering an attractive outlook and convenient outdoor access. The room is further enhanced by a luxurious en-suite shower room.

Finished with contemporary fittings and elegant tiling, the en-suite comprises a spacious shower enclosure, vanity storage with inset wash basin, separate WC and additional built-in storage solutions. The quality finish creates a modern and sophisticated feel, perfectly complementing the principal bedroom.

The second bedroom is another well-proportioned double room, benefiting from built-in wardrobe storage and an abundance of natural light. This versatile space could comfortably accommodate visiting family and friends or be utilised as a hobby room, study or additional reception space if desired.













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Serving the remainder of the accommodation is a beautifully appointed shower room, fitted with a stylish suite incorporating a shower enclosure, vanity wash basin, WC and heated towel rail. Fully tiled walls and flooring contribute to the contemporary finish, while practical features such as an illuminated mirror and built-in storage further add to its appeal.

Externally, the property continues to impress. A generous wrap-around terrace creates an excellent outdoor entertaining space, offering ample room for seating and dining areas. Thoughtfully arranged for ease of maintenance, the terrace provides the perfect place to enjoy the surroundings throughout the year. The decking is also equipped with hot tub electrics, presenting an exciting opportunity for buyers wishing to further enhance the outdoor space. Additional areas suitable for storage or shed placement add further practicality.

Allocated parking is provided adjacent to the lodge, ensuring convenient day-to-day access, while visitor spaces are available for guests.

Agents Note

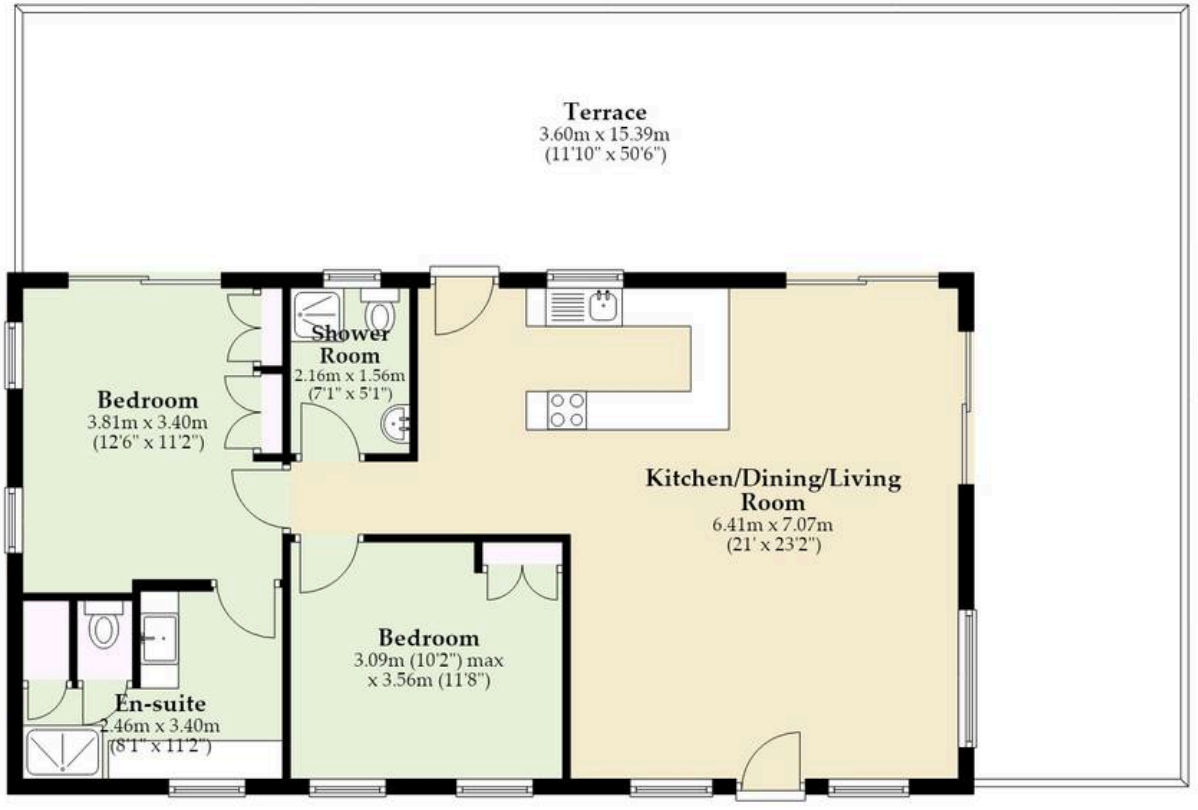
This property will be sold leasehold. 12-month residential occupancy. Ground rent/maintenance charges: £505 pcm. Management company: Alder Country Park. Connected to mains water and electricity. Treatment Plant (communal). Gas central heating system.

Please note that occupancy at this site is restricted to residents aged 55 and over.

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Ground Floor

Approx. 67.6 sq. metres (727.7 sq. feet)
(excluding Terrace)



Total area: approx. 67.6 sq. metres (727.7 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

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