



12 Hamilton Close, North Walsham

Minors & Brady



12 Hamilton Close

North Walsham

Heavily extended family home with potential for self-contained annex accommodation. Offering approximately 1,290 sq. ft. (stms) of versatile living space, this well-maintained four-bedroom property occupies a generous plot with off-road parking, a garage and an impressive rear garden. The flexible layout includes multiple reception spaces, extensive storage and exciting scope to create a self-contained annex thanks to the separate entrance and substantial side extension. While perfectly comfortable as it stands, the home also presents an excellent opportunity for modernisation and personalisation. A standout outdoor kitchen and BBQ area, alongside the excellent-sized garden, make this a superb choice for families seeking space both inside and out.

- Heavily extended four-bedroom family home extending to approximately 1,290 sq. ft. (stms)
- Exciting potential to create a self-contained annex with separate entrance (stp)
- Generous plot with an excellent-sized rear garden ideal for families and entertaining
- Spacious lounge, dining area and conservatory providing versatile reception space
- Well-maintained kitchen offering scope for cosmetic modernisation and personalisation
- Four well-proportioned bedrooms, including two comfortable double bedrooms
- Spacious four-piece family bathroom with separate bath and shower enclosure
- Attractive wooden accents and extensive built-in storage throughout the property





12 Hamilton Close

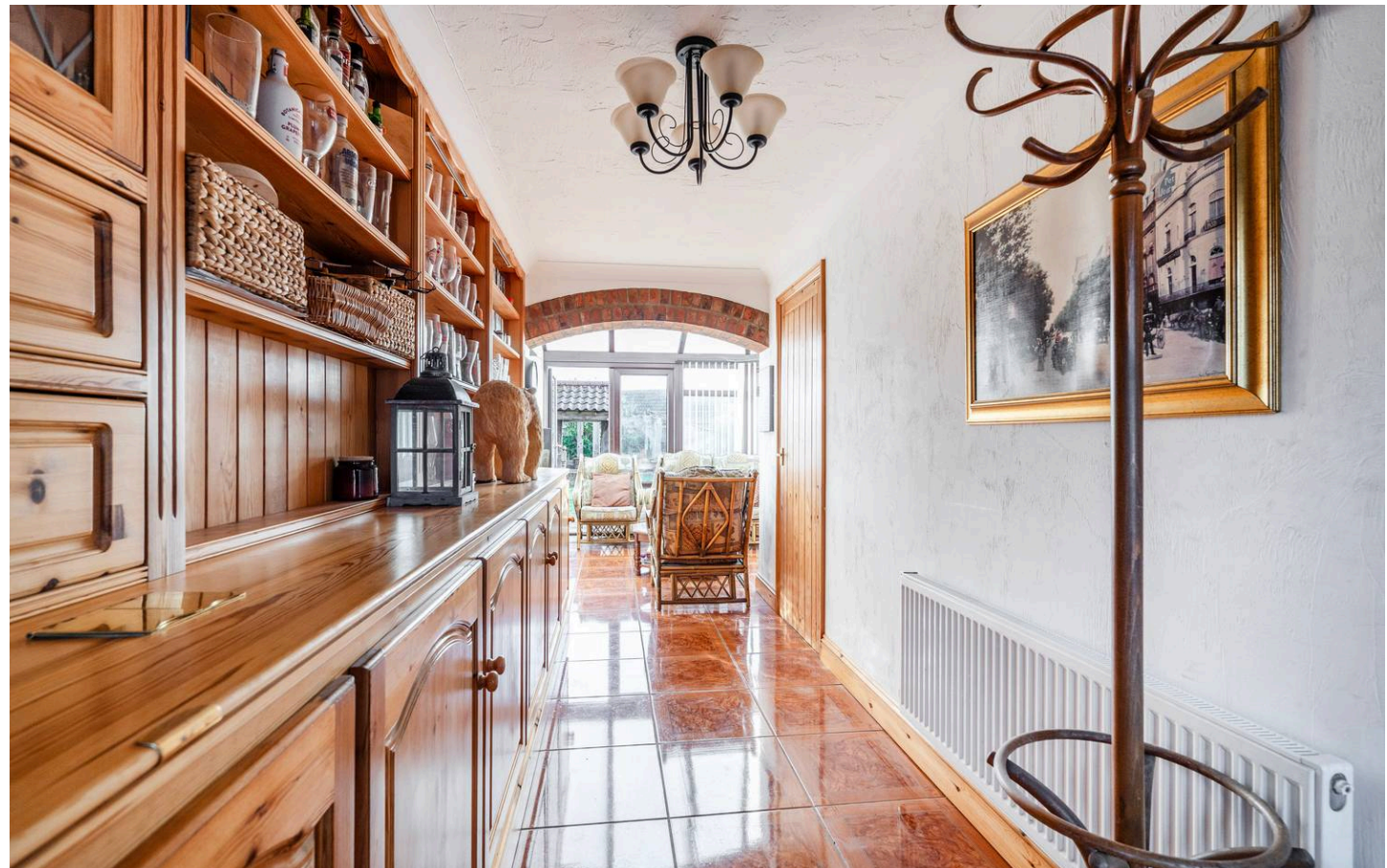
North Walsham

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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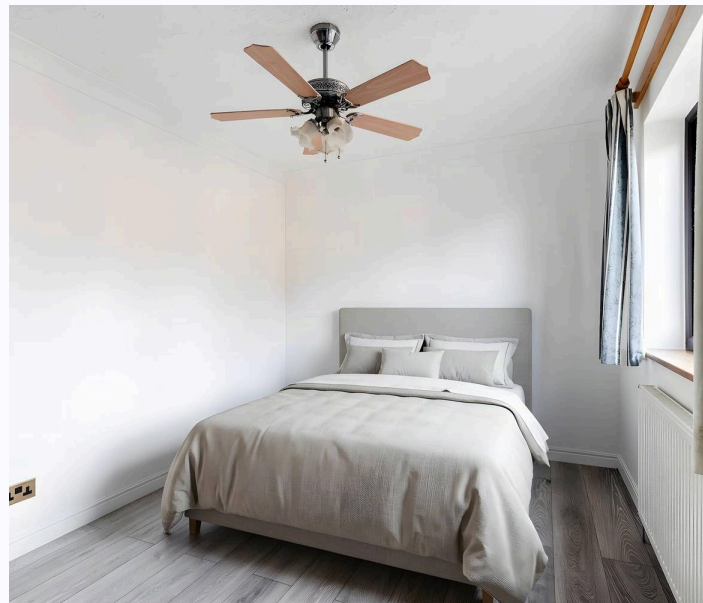
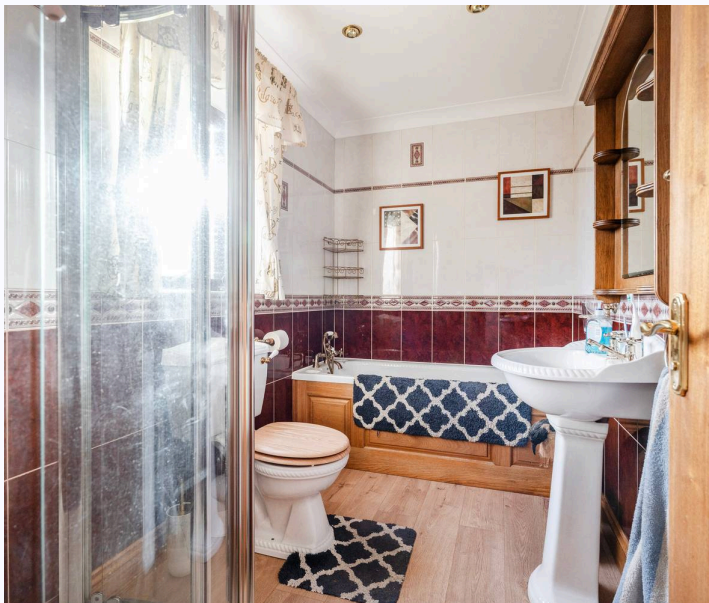
Hamilton Close, North Walsham

Occupying an excellent-sized plot with a substantial rear garden, this heavily extended four-bedroom home offers far more accommodation than first meets the eye.

Well cared for by the current owners and featuring attractive wooden accents throughout, the property presents an exciting opportunity for purchasers seeking a spacious family home with scope to modernise and personalise over time.

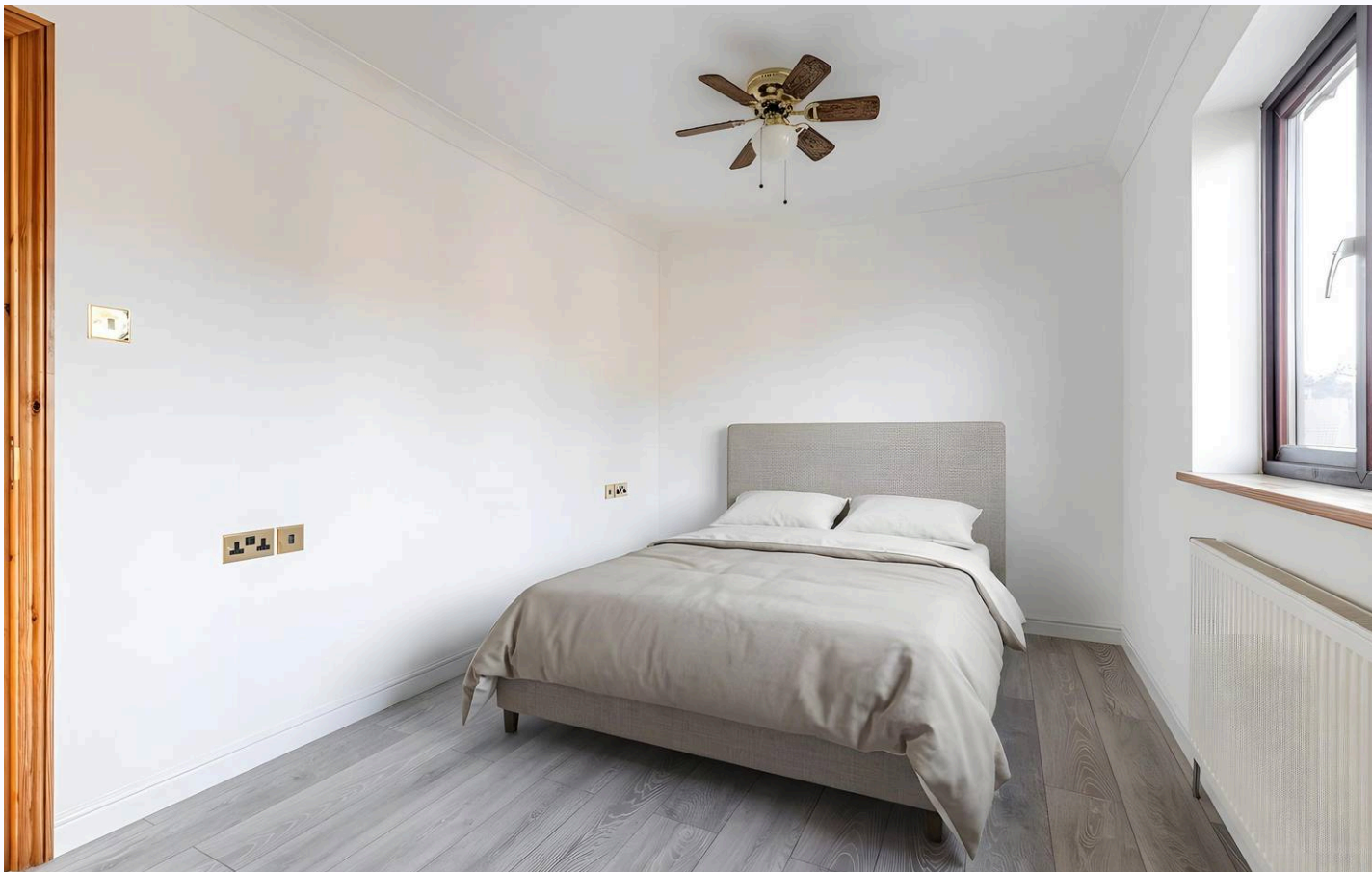
The accommodation extends to approximately 1,290 sq. ft. (stms) and is entered via a spacious entrance hall, providing access to the garage and offering potential for independent annex accommodation. A further internal hall with useful built-in storage leads through to the principal living accommodation.

The generous lounge serves as the heart of the home, enjoying excellent proportions and attractive wooden accents that continue throughout much of the property. From here, the accommodation flows through to the dining area, providing an ideal setting for family meals and entertaining. The adjoining kitchen is practical and well maintained, offering ample cupboard and worktop space, whilst presenting an opportunity for modernisation to suit individual requirements. Completing the ground floor is a bright conservatory overlooking the garden and providing additional reception space throughout the year.



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The first-floor landing gives access to four bedrooms, comprising two comfortable double bedrooms and two further well-proportioned bedrooms suitable for family members, guests or home working. The accommodation is served by a spacious four-piece family bathroom featuring a bath, separate shower enclosure, wash basin and WC.

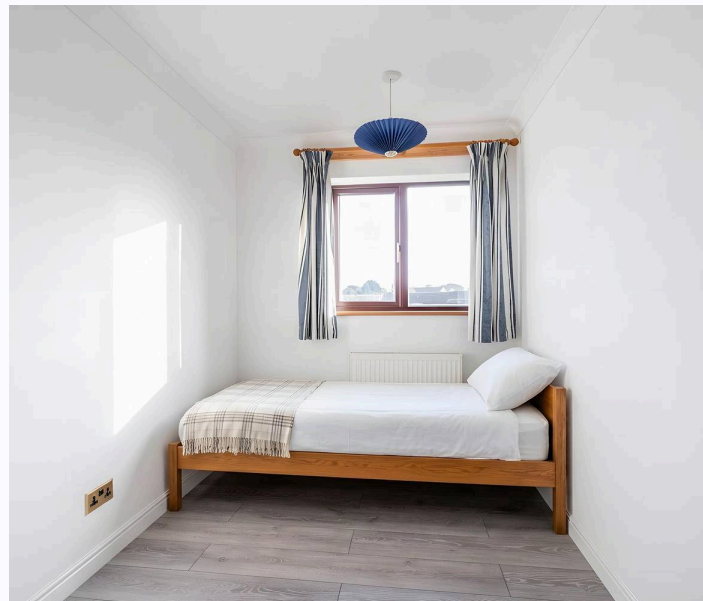
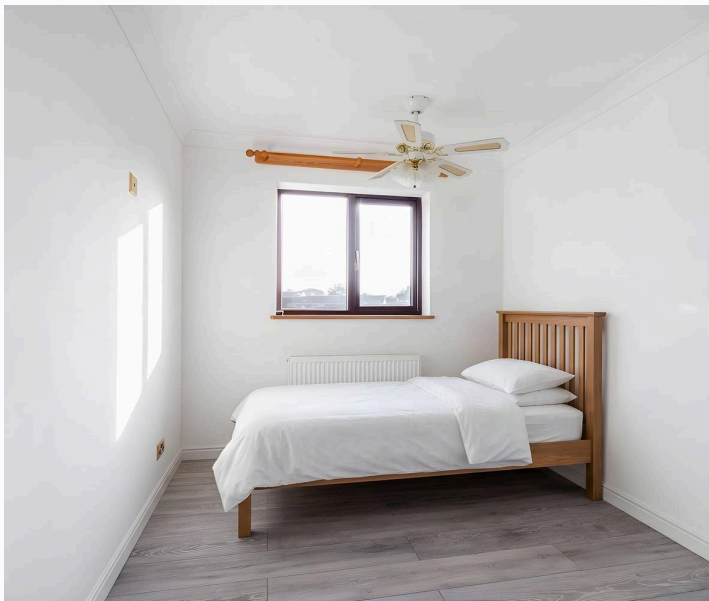
Outside, the property truly comes into its own. The impressive rear garden offers an excellent degree of space for families, gardening enthusiasts and outdoor entertaining.

A standout feature is the dedicated outdoor kitchen and BBQ area, creating the perfect setting for summer gatherings and social occasions. The generous plot provides plenty of room for children to play whilst still offering further areas for relaxation and enjoyment.

To the front, the property benefits from off-road parking and an integrated garage, ensuring ample parking and storage solutions for modern family requirements.

Agent's Note

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

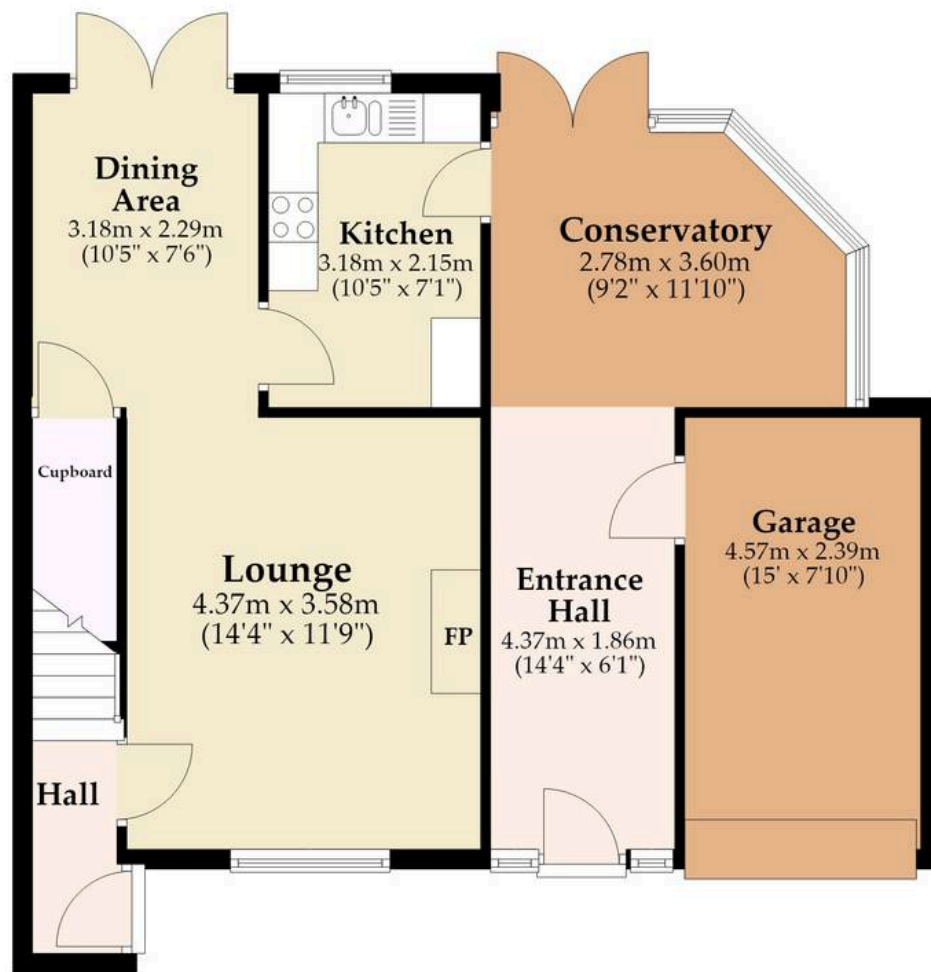


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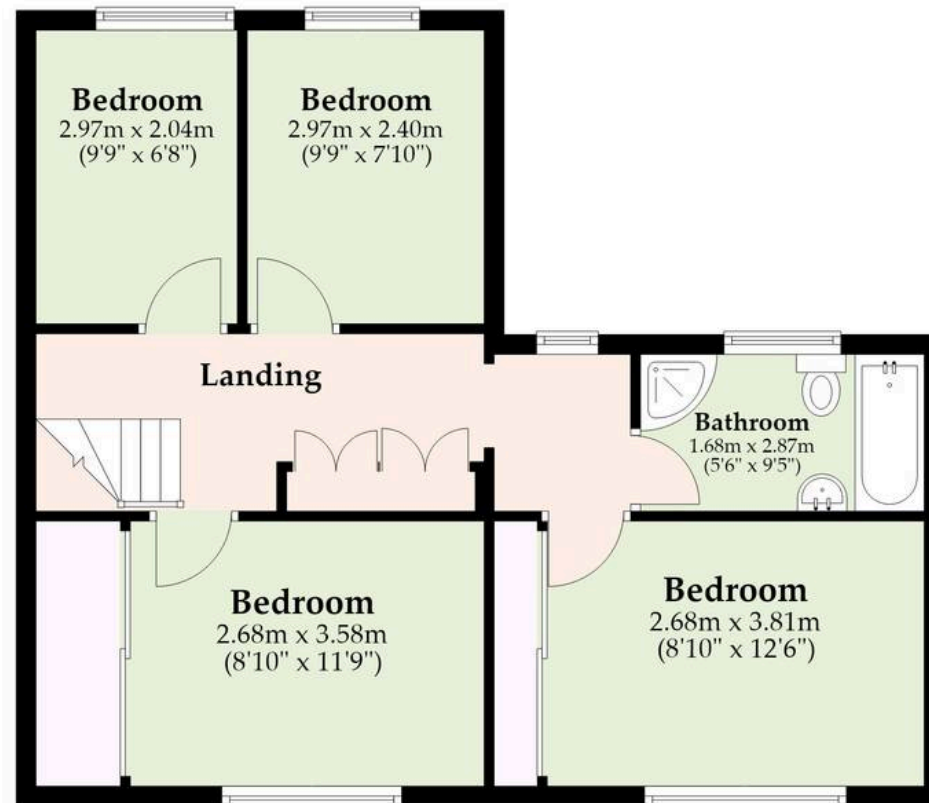
Ground Floor

Approx. 65.4 sq. metres (704.0 sq. feet)



First Floor

Approx. 54.5 sq. metres (586.7 sq. feet)



Total area: approx. 119.9 sq. metres (1290.7 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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