



75 Rivermead, Stalham

Minors & Brady



75 Rivermead

Stalham, Norwich

Enjoying a peaceful position within the popular Norfolk market town of Stalham, this well-maintained semi-detached bungalow presents an excellent opportunity for those seeking comfortable single-level living with no onward chain. Offering two double bedrooms, a bright and spacious sitting room, a well-appointed kitchen, contemporary shower room and attractive gardens, the property has been carefully cared for and is ready for its next chapter. Outside, a brick-weave driveway, partly covered parking and a garage add further practicality, while the convenient location places everyday amenities within easy reach. A welcoming home that is equally suited to downsizers, retirees or those seeking a more manageable lifestyle.

Agents Note

This property will be sold freehold.

Oil central heating system.

Connected to mains water, electricity and drainage.



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Mayfield Way is situated within the Norfolk market town of Stalham, a well-connected community on the doorstep of the Norfolk Broads. Popular with families, retirees and those seeking a balance between town convenience and access to nature, Stalham offers a wide range of everyday amenities while retaining a friendly market town atmosphere.

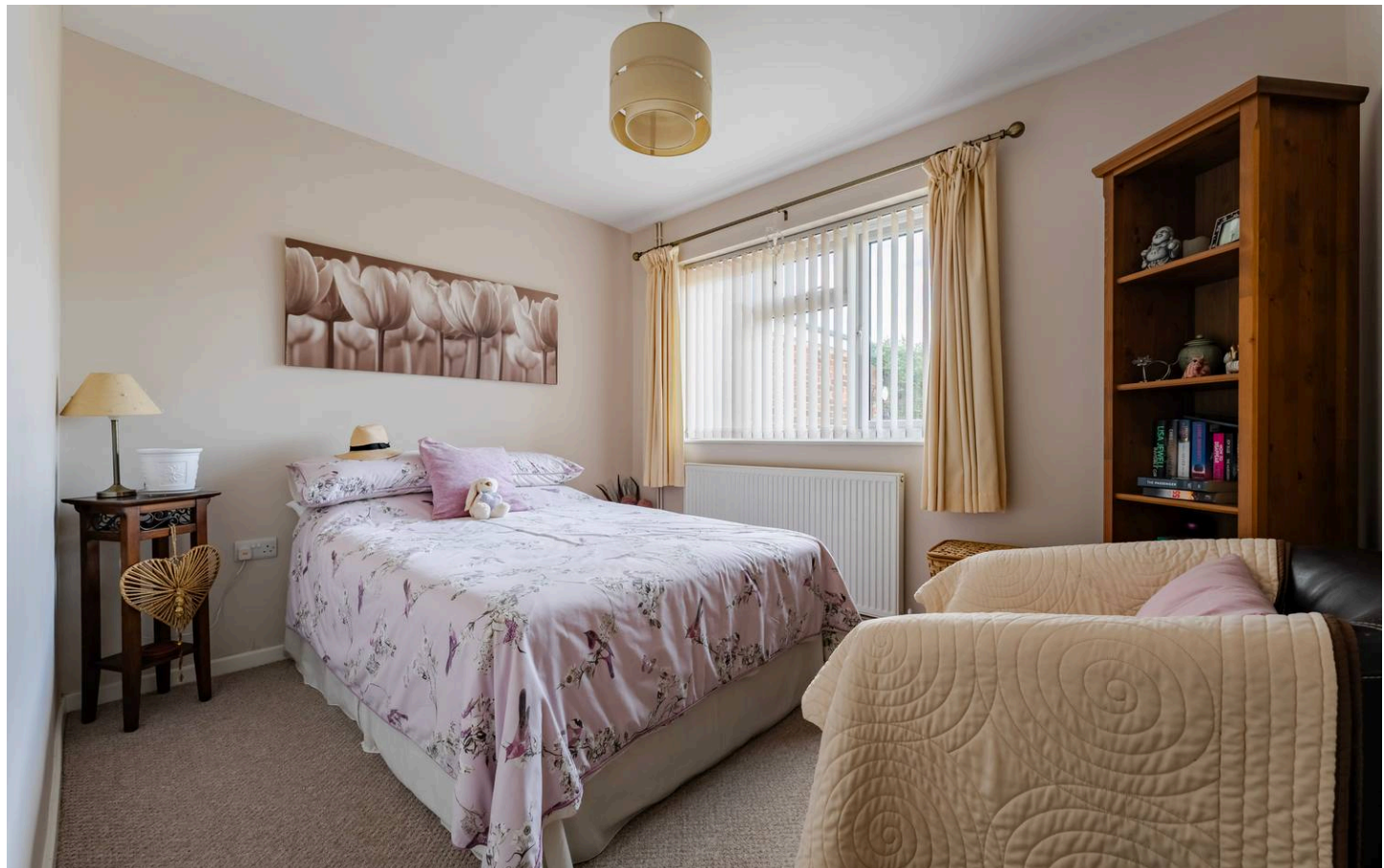
One of the key attractions of the town is the accessibility of local services. Stalham High Street and the nearby Archway Shopping Centre provide a variety of amenities including Tesco Superstore, Boots Pharmacy, The Original Factory Shop, a post office, independent retailers, cafés, public houses and takeaways. The town also benefits from medical facilities, a library and community services, meaning many day-to-day needs can be met without travelling further afield.

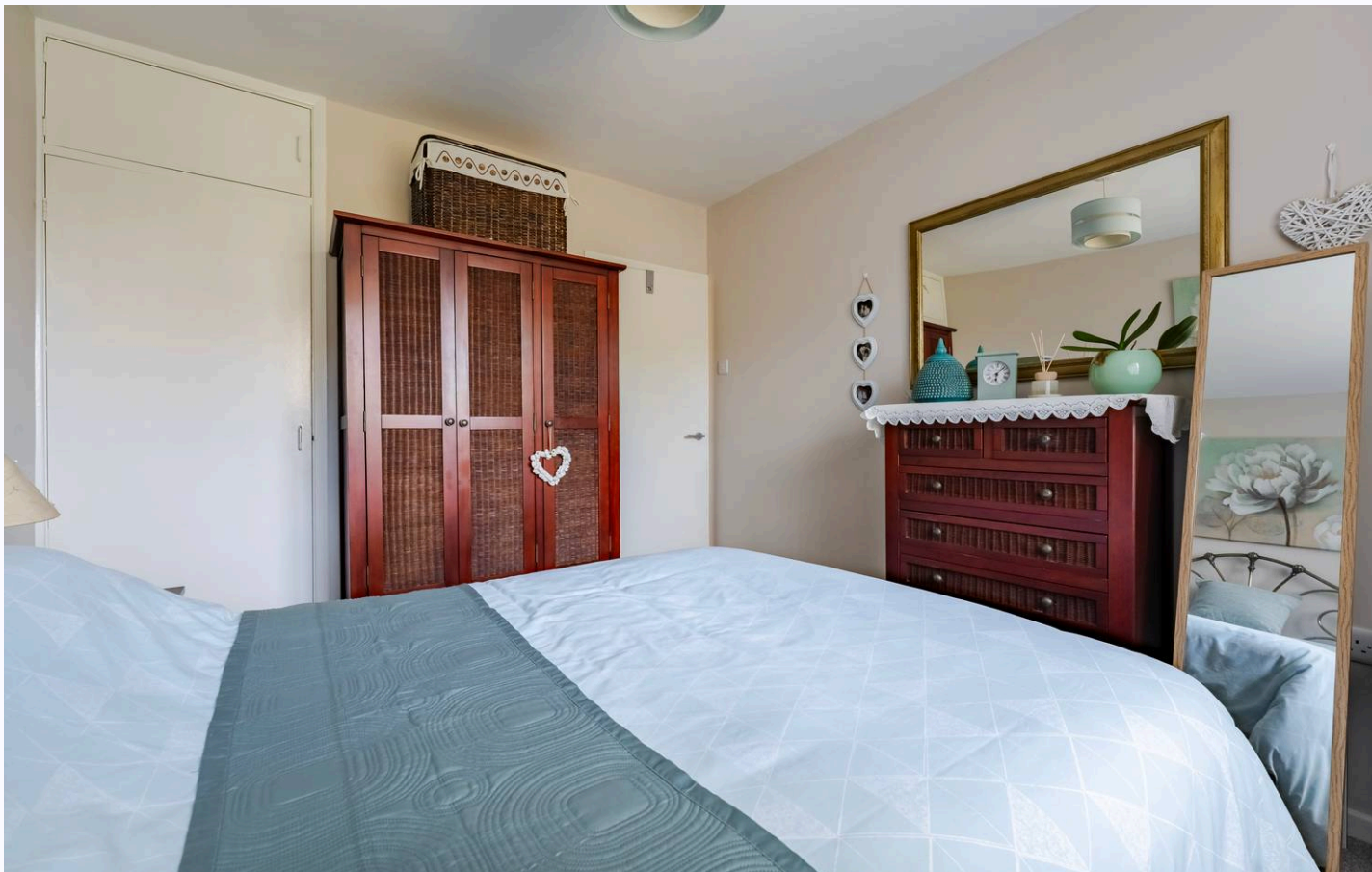
Families are well catered for, with Stalham Academy Primary School and Stalham High School both located within the town, making the area a practical choice for households with children of varying ages.

Stalham is particularly well placed for enjoying the Norfolk Broads, with Stalham Staithe providing easy access to one of the country's most celebrated waterways. The surrounding countryside offers opportunities for walking, cycling, boating and wildlife watching, while the sandy beaches of the east coast, including Sea Palling and Happisburgh, are only a short drive away.

For those travelling further afield, the town enjoys convenient road connections to North Walsham, Great Yarmouth, Wroxham and Norwich. Rail services are available from nearby Worstead and North Walsham, providing links to Norwich and onward destinations. Combining comprehensive amenities, access to the Broads and proximity to the coast, Stalham offers an appealing blend of practicality and lifestyle within north-east Norfolk.

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The property is approached via a partly covered brick-weave driveway, with a neat front garden enhancing its kerb appeal. A porch entrance provides shelter from the elements before leading into the inner hallway, where useful storage offers a practical space for coats, shoes and everyday essentials.

The sitting room is a particularly inviting space and serves as the main reception area of the home. Flooded with natural light from a large front-facing window, the room enjoys a bright and airy atmosphere throughout the day. A decorative fireplace creates an attractive focal point, while the generous proportions provide ample space for both comfortable seating and entertaining family and friends.

Positioned adjacent to the sitting room, the kitchen has been thoughtfully designed to maximise functionality and storage. Fitted with a range of stylish cabinetry, it offers plenty of cupboard and worktop space for day-to-day cooking. The kitchen is equipped with an integrated oven and plumbing for a washing machine, providing practicality and convenience for modern living. Its well-planned layout creates an efficient workspace while maintaining a pleasant atmosphere for meal preparation.



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The accommodation continues with two well-proportioned double bedrooms, both offering comfortable and versatile living arrangements. Each room provides ample space for bedroom furniture and presents a wonderful opportunity for new owners to personalise according to their own tastes and requirements. Whether utilised as principal and guest bedrooms, or as a bedroom and hobby room, the flexibility on offer is sure to appeal.

Serving the bedrooms is a contemporary shower room, fitted with a modern three-piece suite comprising a walk-in shower, hand wash basin and WC. Stylishly presented and designed with ease of use in mind, the shower room complements the property's practical single-level layout.

Outside, the rear garden provides an enjoyable setting for relaxing and spending time outdoors. Well-maintained and thoughtfully arranged, the garden features a patio area perfectly suited to outdoor furniture, creating an ideal space for al fresco dining, morning coffee or simply enjoying the warmer months. Beyond, a lawned section is bordered by established planting beds, providing seasonal colour and interest while remaining manageable for those seeking low-maintenance outdoor space.

To the front, the property continues to impress with its attractive garden and generous parking arrangements. The brick-weave driveway provides valuable off-road parking and benefits from a partly covered section for additional convenience. A garage offers excellent storage options, whether for tools, gardening equipment, bicycles or further household belongings.



Ground Floor

Approx. 73.0 sq. metres (786.1 sq. feet)



Total area: approx. 73.0 sq. metres (786.1 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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