

25 Duncan Way, North Walsham

Minors & Brady

25 Duncan Way

North Walsham

Enjoying a quiet position within a sought-after modern development, this beautifully presented three-storey townhouse offers the perfect combination of space, style and convenience. With stunning open field views to the rear, a south-facing garden, three generous double bedrooms including a principal suite with en-suite shower room, and two allocated parking spaces, this home is ideally suited to modern family living. Enhanced by new flooring throughout and benefiting from the remainder of an LABC guarantee, the property is ready to move straight into. Situated close to schools, the town centre, gym, railway station and local bus routes, with Norwich reachable in approximately 20 minutes, this is a superb opportunity to enjoy a well-connected lifestyle in one of North Walsham's most popular residential locations.

The Location

Positioned on the eastern edge of North Walsham, Duncan Way forms part of a well-established residential setting that offers a practical balance between town convenience and access to the Norfolk countryside. The location is particularly well suited to families, professionals, retirees and those seeking a market town environment with everyday amenities close at hand.

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The town centre, situated a short distance away, provides a broad selection of independent shops, cafés, restaurants and essential services alongside national retailers and supermarkets. Residents have convenient access to food stores, healthcare facilities including GP practices and pharmacies, leisure amenities and a public library. North Walsham also benefits from nearby retail and business facilities that support day-to-day living, while local sports clubs, fitness centres and community organisations contribute to an active lifestyle.

North Walsham offers several primary schools together with North Walsham High School, while further educational establishments can be found across the wider Norfolk area. The combination of accessible schooling, recreational facilities and family-oriented amenities has helped establish the town as a popular choice for households looking for long-term convenience and community connections.

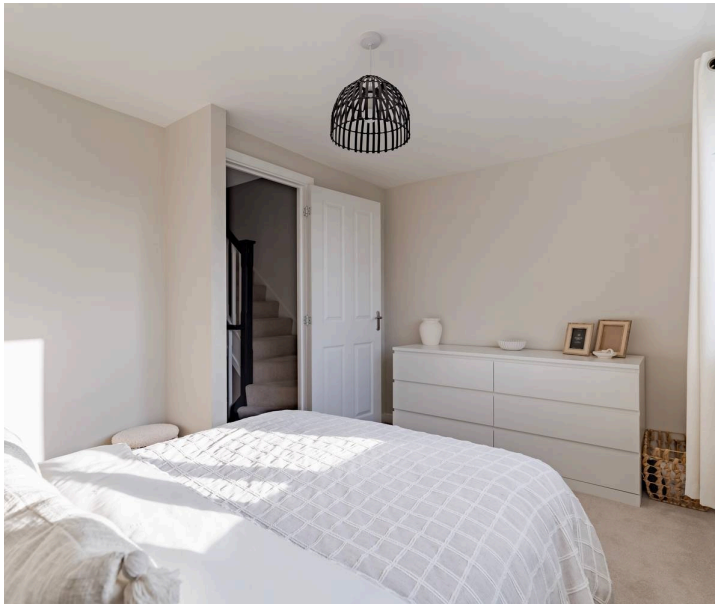
North Walsham Railway Station provides regular services to Norwich, from where direct connections are available to London Liverpool Street and destinations across the region. Road links via the A149 and nearby A140 offer straightforward access to Norwich, Cromer, Holt and the wider Norfolk coastline. Regular bus services further enhance local and regional travel options, supporting both commuters and those wishing to explore the surrounding area.

The town is ideally placed for enjoying some of Norfolk's most attractive natural landscapes. The Norfolk Broads National Park lies within easy reach, offering sailing, walking and wildlife opportunities, while the coast at Mundesley, Bacton and Cromer provides a variety of beaches and seaside attractions. Residents can also enjoy nearby countryside walks, nature reserves and picturesque villages scattered throughout North Norfolk.

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Occupying a desirable position within a popular modern development in North Walsham, this beautifully presented three-storey townhouse enjoys a quiet setting while remaining exceptionally well connected to a wealth of local amenities.

The property is approached via a neatly maintained frontage with a lawned area leading to the sheltered entrance porch. Stepping inside, the welcoming entrance hall immediately sets the tone for the accommodation beyond, featuring attractive herringbone-effect flooring which continues throughout the ground floor. Practical storage is provided, ensuring a clutter-free and functional entrance to the home.

Positioned at the front of the property, the living room is a comfortable and inviting reception space, flooded with natural light from the front-facing window. Tastefully decorated with attractive wall panelling, this well-proportioned room offers the perfect setting for both everyday relaxation and entertaining guests. Stairs rise from the living room to the upper floors, while the thoughtful layout allows the reception space to remain both practical and welcoming.

A conveniently located cloakroom serves the ground floor and comprises a WC and wash hand basin, providing everyday convenience for residents and visitors.

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To the rear, the kitchen/dining room forms the heart of the home. Thoughtfully designed to maximise both functionality and sociability, the space features a comprehensive range of fitted wall and base units complemented by ample work surfaces and tiled splashbacks. Integrated cooking facilities include a gas hob with extractor above and an electric oven, while spaces are provided for additional appliances. The dining area offers an excellent environment for family meals and informal gatherings, with double doors opening directly onto the rear garden and creating a seamless connection between indoor and outdoor living. A rear-facing window further enhances the room, drawing in natural light and framing views towards the garden and countryside beyond.

The first-floor accommodates two spacious double bedrooms along with the family bathroom. Bedroom two enjoys an attractive rear aspect overlooking the garden and open fields, providing a pleasant outlook and a sense of space. Bedroom three is another generous double room positioned at the front of the property, enhanced by decorative wall panelling and dual windows which allow light to flood the room throughout the day. These versatile rooms are ideal as guest accommodation, children's bedrooms, home working spaces or hobbies rooms depending on individual requirements.

Serving this floor is the well-appointed family bathroom, fitted with a modern three-piece suite comprising a bath with shower over and glass screen, wash hand basin and WC. Partial tiling and a heated towel rail complete the space, creating a practical and attractive bathroom for everyday use.

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Occupying the entirety of the second-floor is the impressive principal bedroom suite. This generous double bedroom offers a sense of privacy and separation from the rest of the accommodation, making it an ideal principal retreat. The room provides ample space for freestanding furniture and benefits from excellent natural light. Complementing the bedroom is a private en-suite shower room featuring a shower enclosure, WC and wash hand basin. A skylight window to the rear allows additional daylight into the space while also taking advantage of the property's elevated position.

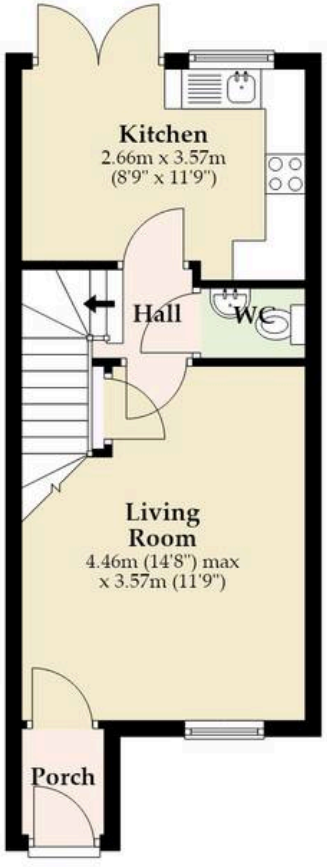
Outside, the south-facing rear garden represents a particularly attractive feature of the property. Fully enclosed for privacy and security, the garden has been designed with ease of maintenance in mind and is predominantly laid to lawn with a patio seating area ideal for outdoor dining and entertaining during the warmer months. Beyond the garden, open field views create an appealing backdrop and provide a wonderful sense of openness rarely found within modern developments. A rear access gate and garden shed further enhance the practicality of the outdoor space.

Parking is provided by two allocated off-road parking spaces, ensuring convenient everyday parking for residents and visitors.

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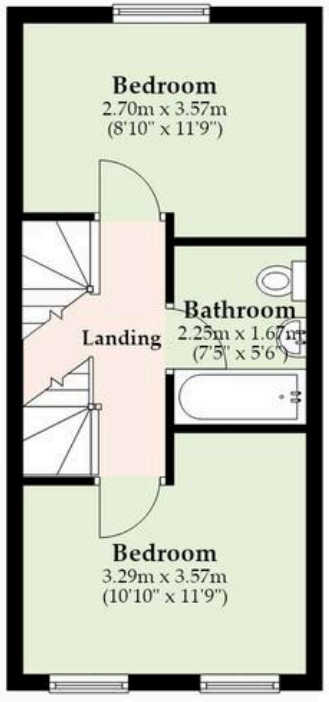
Ground Floor

Approx. 30.9 sq. metres (332.6 sq. feet)



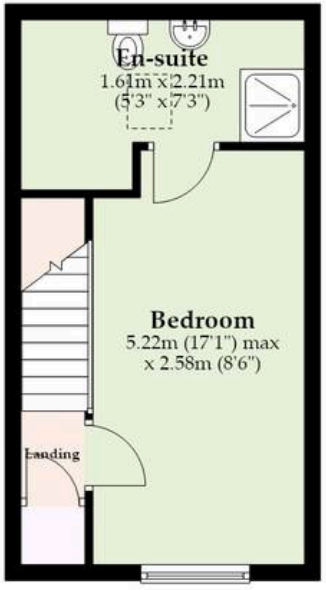
First Floor

Approx. 29.3 sq. metres (315.4 sq. feet)



Second Floor

Approx. 24.5 sq. metres (263.7 sq. feet)



Total area: approx. 84.7 sq. metres (911.6 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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