



8 Wells Avenue, North Walsham

Minors & Brady



8 Wells Avenue

North Walsham

Contemporary comfort and everyday convenience combine in this stylish two-bedroom home. Situated in a sought-after North Walsham location, this well-presented property offers modern interiors, practical living space and excellent access to local amenities and transport links. The spacious sitting/dining room provides a welcoming hub for everyday life, complemented by a well-appointed fitted kitchen designed with modern living in mind. Upstairs, two generous double bedrooms are served by a family bathroom, providing comfortable accommodation for a variety of buyers. Outside, an enclosed garden offers plenty of space to relax and entertain, while a detached garage and off-road parking complete the package.

- Stylish two-bedroom home situated in a sought-after North Walsham location
- Spacious sitting/dining room measuring over 14ft, ideal for both relaxing and entertaining
- Modern fitted kitchen with ample worktop space and contemporary cabinetry
- Two well-proportioned double bedrooms with space for freestanding furniture
- Well-appointed family bathroom featuring a bath with overhead shower
- Generous enclosed rear garden, perfect for outdoor enjoyment and entertaining
- Patio seating area providing an ideal space for al fresco dining
- Detached garage offering additional storage or parking potential
- Off-road parking for added convenience
- Within easy reach of local amenities



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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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Wells Avenue, North Walsham

Set a sought-after position within North Walsham, this well-presented two-bedroom home combines contemporary interiors, practical living space and a generously sized enclosed garden, making it an ideal purchase for first-time buyers, downsizers or investors alike.

Benefiting from off-road parking and excellent access to local amenities and transport links, the property offers a comfortable lifestyle in a convenient and well-connected setting.

The accommodation is thoughtfully arranged across two floors, with the ground floor centred around a spacious sitting and dining room measuring over 14ft in length. Filled with natural light, this versatile reception space provides ample room for both relaxation and entertaining, while also offering space for a dining table, creating a sociable environment for everyday living.

Adjacent to this, the modern fitted kitchen is both practical and stylish, featuring generous worktop space, contemporary cabinetry and room for a range of appliances, making it well suited to busy day-to-day life.

Upstairs, the property continues to impress with two well-proportioned double bedrooms, both offering comfortable accommodation and space for freestanding furniture. The bedrooms are served by a well-appointed family bathroom, complete with a bath and overhead shower arrangement, creating a functional space for the whole household.



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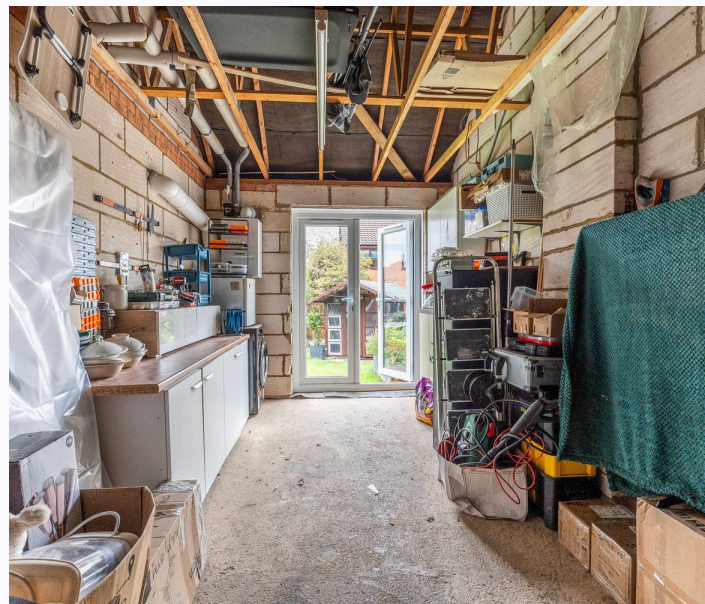
North Walsham

Outside, the property enjoys a particularly attractive enclosed rear garden, providing a wonderful extension of the living accommodation during the warmer months. Predominantly laid to lawn, the garden offers plenty of space for outdoor dining, entertaining, gardening enthusiasts or simply enjoying time outdoors in a private setting. A patio area provides the perfect spot for al fresco dining and summer gatherings.

Further enhancing the appeal is a detached garage, offering useful storage or parking potential, alongside additional off-road parking.

Agent's Note

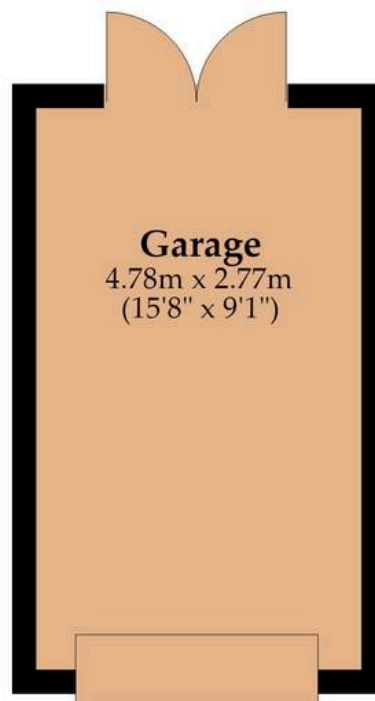
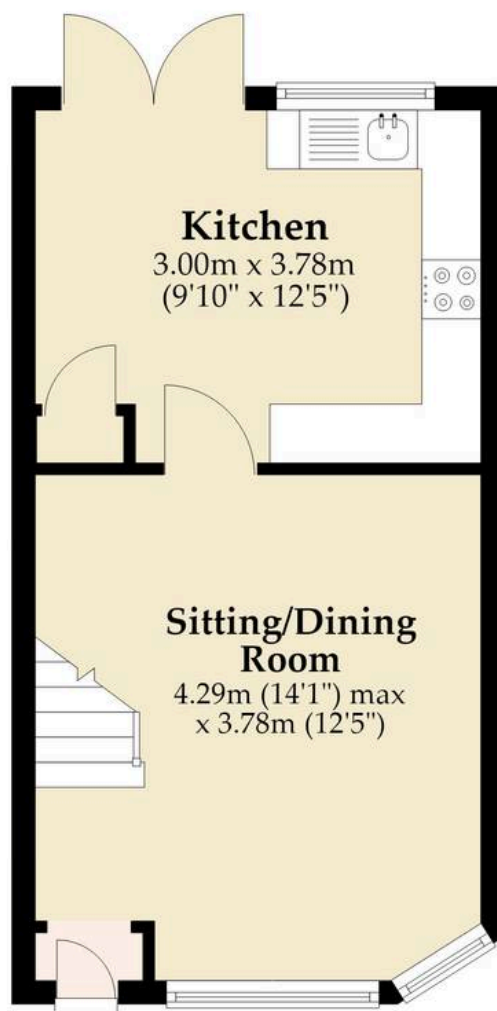
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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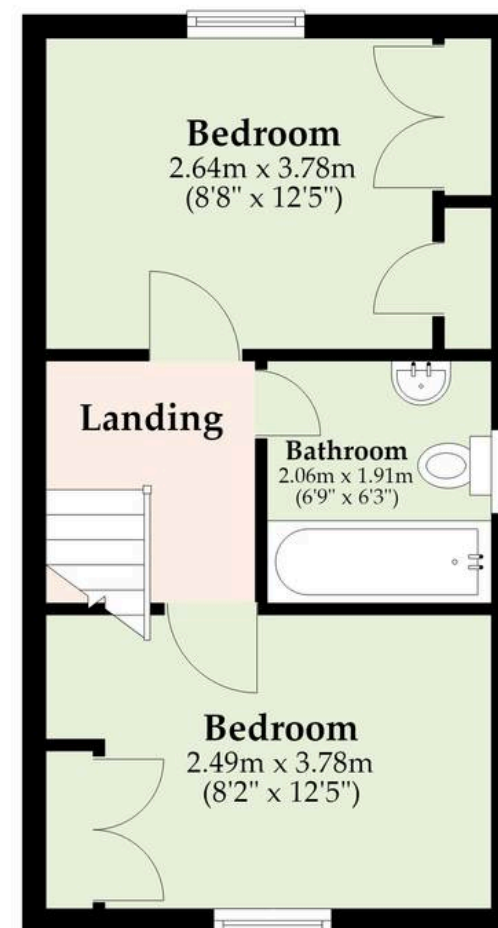
Ground Floor

Approx. 41.0 sq. metres (441.4 sq. feet)



First Floor

Approx. 28.0 sq. metres (300.9 sq. feet)



Total area: approx. 69.0 sq. metres (742.3 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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