

40 Hornbeam Road, North Walsham

Minors & Brady

40 Hornbeam Road

North Walsham

Built by Hopkins Homes in 2017, this modern two-bedroom mid-terrace property offers an excellent opportunity for first-time buyers or those seeking an investment purchase.

Offered to the market with no onward chain, the home enjoys a convenient position within a popular development, within walking distance of North Walsham town centre and railway station. The accommodation is arranged over two floors, with a fitted kitchen, a spacious lounge and dining room, and a separate ground floor cloakroom. Upstairs, two well-proportioned bedrooms are served by a family bathroom, while outside, an enclosed rear garden and two allocated parking spaces complete the property.

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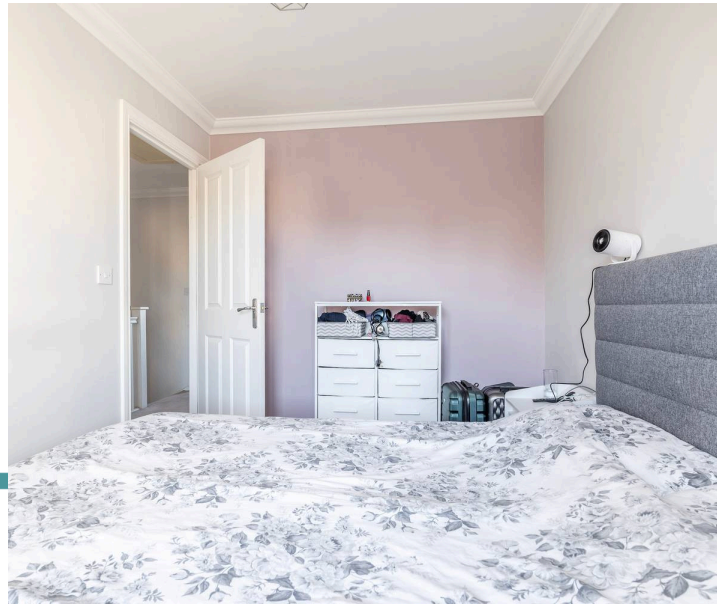
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- Modern two bedroom mid terrace home, built by Hopkins Homes in 2017 and presented as an excellent opportunity for first time buyers or investors
- Offered to the market with no onward chain
- Well positioned within a popular Hopkins Homes development, conveniently located within walking distance of North Walsham town centre and railway station
- Spacious lounge and dining room with a rear facing window and door opening directly onto the enclosed garden
- Modern fitted kitchen featuring a range of wall and base units, an electric oven, gas hob, and provision for further appliances
- Two well proportioned bedrooms, with the principal bedroom benefiting from fitted double wardrobe storage
- First floor family bathroom fitted with a bath and shower over, wash basin, and WC
- Convenient ground floor cloakroom, alongside useful under stairs storage and an airing cupboard on the first floor
- Enclosed rear garden featuring a patio seating area, lawn, garden shed, and a rear access gate
- Two allocated off road parking spaces conveniently positioned beyond the rear garden, providing valuable private parking

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Location

Situated within a modern residential area of North Walsham, the property enjoys a convenient position close to the town centre and its range of everyday amenities. North Walsham offers a good selection of independent shops, supermarkets, cafés, traditional pubs, and restaurants, alongside essential services and leisure facilities, including Victory Swim and Fitness Centre.

The area is well served by educational facilities, with Millfield Primary School and North Walsham High School both within easy reach. For commuters, North Walsham railway station is particularly convenient, providing connections towards Norwich and the wider rail network. The surrounding North Norfolk countryside also offers plenty of opportunities for walking and outdoor recreation.

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Upon entering, the hallway provides a welcoming introduction, with stairs rising to the first floor, useful under stairs storage, and access to the main ground floor accommodation. A separate cloakroom is conveniently positioned off the hall, fitted with a WC and wash basin, providing a practical addition for everyday living.







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The kitchen is fitted with a range of wall and base units, complemented by work surfaces and tiled splashbacks. Integrated cooking facilities include an electric oven, gas hob, and extractor hood, with further provision for a washing machine, dishwasher, and fridge freezer. A front-facing double-glazed window allows natural light into the room, while the layout provides a practical space for food preparation and storage.

To the rear, the lounge and dining room offers a comfortable reception space with room for both seating and a dining table. A double glazed window and door overlook and provide direct access to the rear garden, creating a pleasant connection between the indoor and outdoor living areas.

Stairs lead to the first floor, where two well proportioned bedrooms are arranged around the landing. The principal bedroom benefits from a fitted double wardrobe, while the second bedroom provides further flexibility for guests, family members, or use as a home office. The family bathroom is fitted with a bath and shower over, wash basin, and WC, with part tiled walls and a front facing window.

Outside, the property has a small front garden laid to lawn, with a patio walkway leading to the entrance. There is also an outside tap and lighting, while a rear gate provides access to the parking area, where two allocated off road parking spaces are located.

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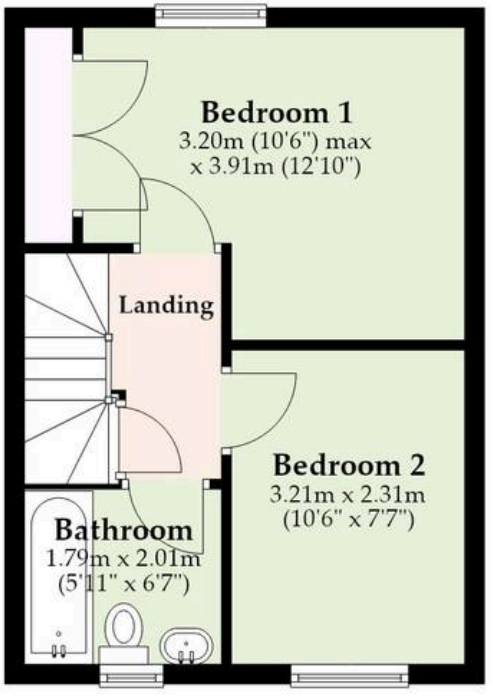
Ground Floor

Approx. 29.3 sq. metres (315.2 sq. feet)



First Floor

Approx. 29.0 sq. metres (312.6 sq. feet)



Total area: approx. 58.3 sq. metres (627.9 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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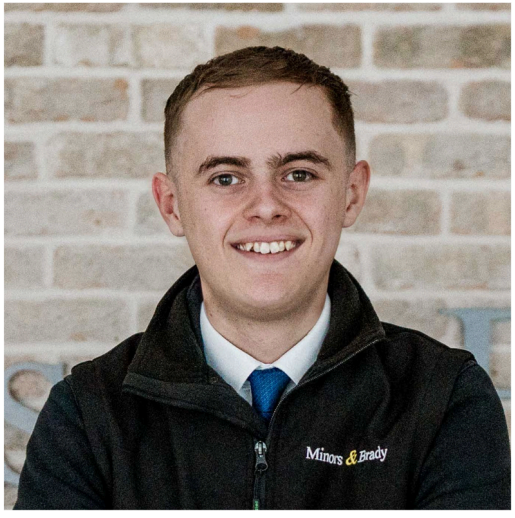
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