

13 Hornbeam Road, North Walsham

Minors & Brady

13 Hornbeam Road

North Walsham

Offering far more than a traditional three-bedroom home, this beautifully presented detached property provides versatile family accommodation alongside an impressive range of additional spaces, including a separate studio, study, and summer house. The main house features a spacious lounge, a well-appointed kitchen and dining room, and three bedrooms arranged over the first and second floors, two of which benefit from ensuite facilities.

Outside, the established rear garden provides a private setting for relaxing and entertaining, with a patio, sunken fire pit, and substantial timber entertaining structure. A private driveway, garage, and additional studio accommodation further enhance the property's appeal, making this a particularly flexible home for modern family life.

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- Beautifully presented three bedroom detached family home, offering versatile accommodation and an impressive range of additional facilities
- Set back from the main road, with a private driveway providing off road parking for two vehicles
- Spacious open plan kitchen and dining room, fitted with a range of modern units, integrated appliances, and ample space for family dining
- Generous lounge providing a comfortable main reception space, complemented by a separate ground floor WC and practical entrance hall
- Three well proportioned bedrooms arranged over the first and second floors, including two bedrooms with their own ensuite facilities
- Additional family bathroom serving the first floor, providing well appointed facilities for the household
- Attached garage incorporating a self contained studio with open plan living accommodation and a separate shower room, ideal for independent use or a home business
- Separate study and summer house within the garden, offering excellent flexibility for home working, entertaining, or hobbies
- Established and private rear garden featuring a patio, sunken fire pit, seating areas, and a substantial timber entertaining structure
- Garage benefits from an electric up and over door, power, lighting, and plumbing for a washing machine and tumble dryer

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Location

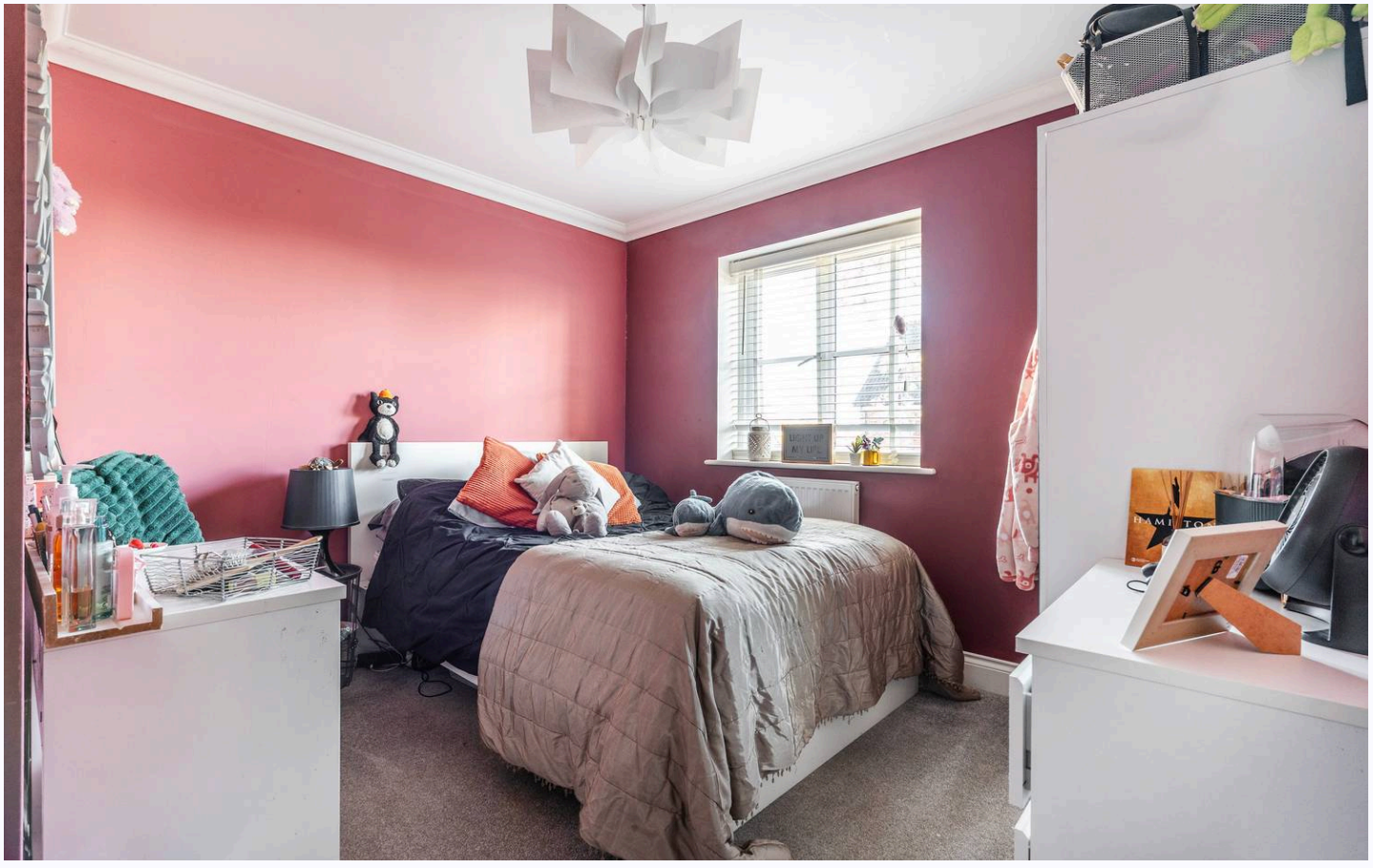
Situated within the popular market town of North Walsham, this property enjoys a convenient location close to a range of everyday amenities and transport links. The town centre offers a variety of independent shops, supermarkets, cafés, traditional pubs, and local services, alongside the regular market and historic Market Place. North Walsham railway station is within easy reach, providing direct connections towards Norwich and the wider rail network, while the nearby A149 offers road links to the surrounding Norfolk towns and coastline.

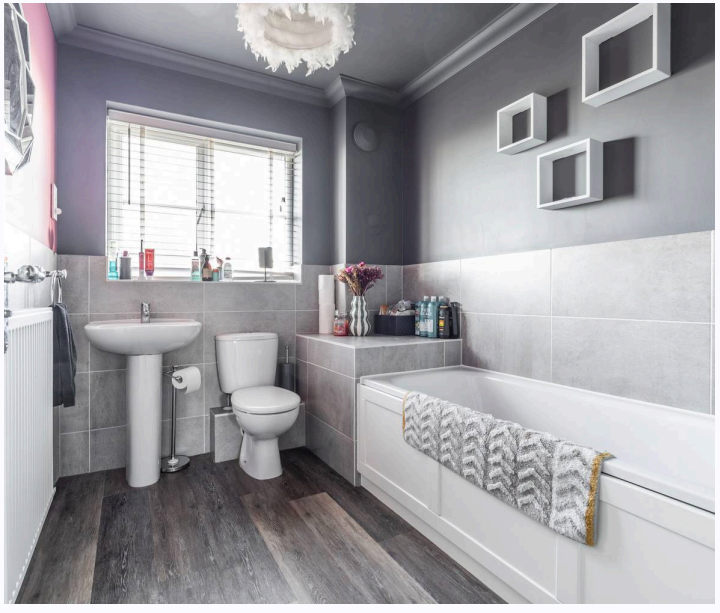
The area is also well served by local schooling, including Millfield Primary School and North Walsham High School. For those who enjoy the outdoors, the beautiful North Norfolk coastline, including the beaches at Mundesley and Bacton, is accessible by car, making this an appealing location combining everyday convenience with opportunities to enjoy the surrounding countryside and coast.

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The property is approached via a private driveway, providing off road parking for two vehicles and access to the entrance hall. The ground floor offers a practical layout, with a separate WC and stairs rising to the first floor.

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The spacious lounge provides a comfortable main reception room, with plenty of space for family seating and a window overlooking the front of the property.

The kitchen/dining room offers a sociable space for everyday living, fitted with a range of modern units and generous worktop space. Integrated appliances include a dishwasher, electric cooker, and gas hob, while the dining area provides room for a family table.

The first floor accommodates two well proportioned bedrooms, including one with its own ensuite shower room. The second bedroom provides further comfortable accommodation, while a separate family bathroom serves this floor. Stairs continue to the second floor, where the third bedroom offers a further private space, also benefiting from its own ensuite shower room. This arrangement provides flexibility for families, guests, or those requiring additional privacy.

A particularly valuable addition is the separate studio accommodation attached to the garage. Arranged with an open plan living area and its own shower room, this space offers excellent versatility for a range of uses, whether as independent accommodation for a family member, a workspace, or a dedicated area for hobbies.

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The adjoining garage retains useful storage and benefits from an electric up and over door, power, lighting, and plumbing for a washing machine and tumble dryer.

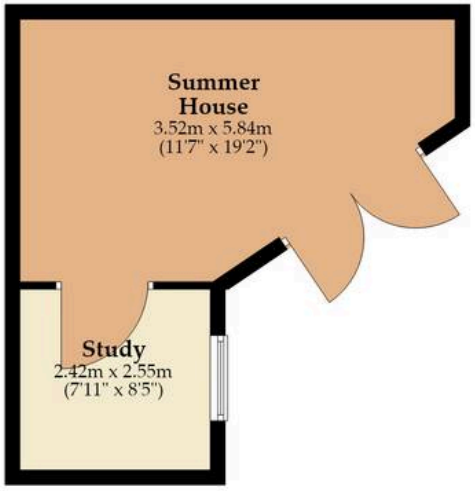
The outside space is another notable feature of the property, with an established rear garden offering a good degree of privacy. A patio provides space for outdoor seating and dining, while the sunken fire pit creates an attractive area for gathering with family and friends. The substantial timber entertaining structure offers further covered space for socialising, with a separate summer house and study providing additional flexibility for home working, hobbies, or leisure. Together, these features create an unusually versatile outdoor setting, extending the property's living and entertaining space beyond the main house.

Agents Notes

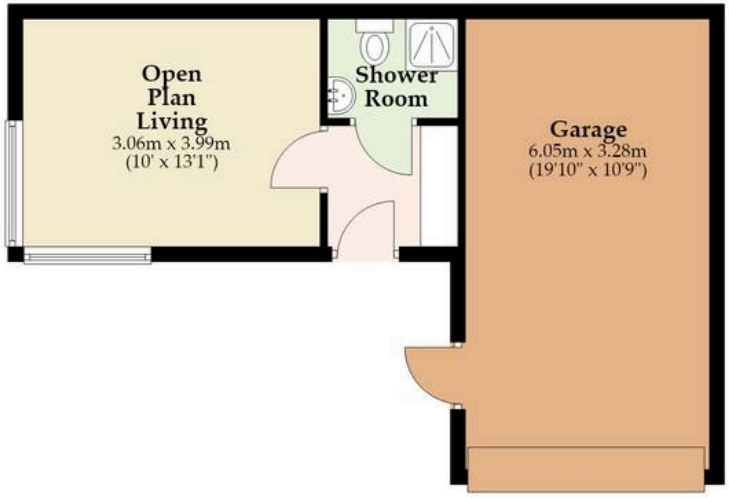
Freehold, connected to all main services.

Council tax band - C

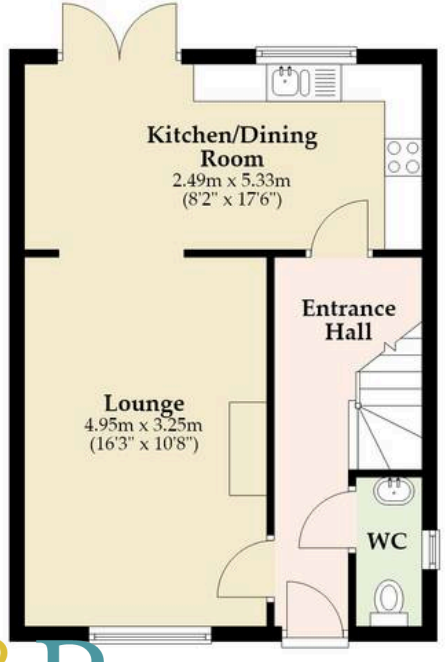
Outdoors
Approx. 23.4 sq. metres (252.3 sq. feet)



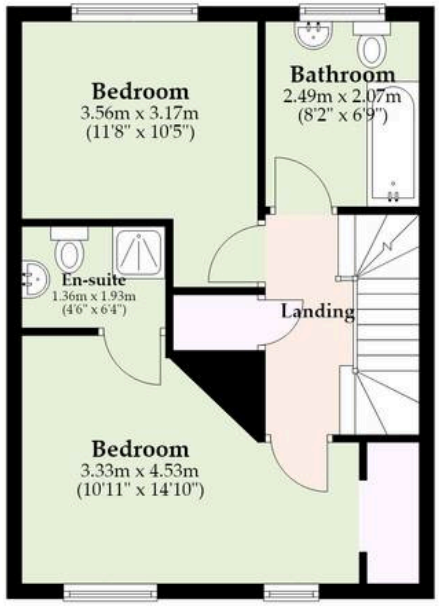
Garage
Approx. 37.9 sq. metres (408.4 sq. feet)



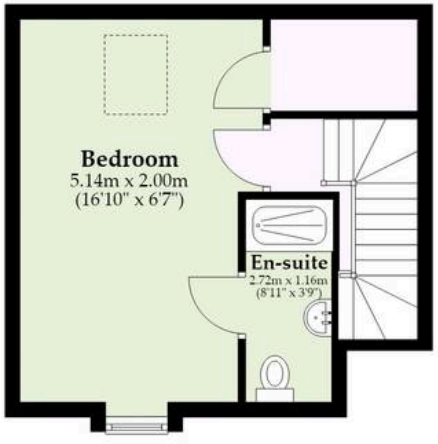
Ground Floor
Approx. 40.2 sq. metres (433.0 sq. feet)



First Floor
Approx. 40.2 sq. metres (433.0 sq. feet)



Second Floor
Approx. 26.5 sq. metres (285.5 sq. feet)



Total area: approx. 168.4 sq. metres (1812.2 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.

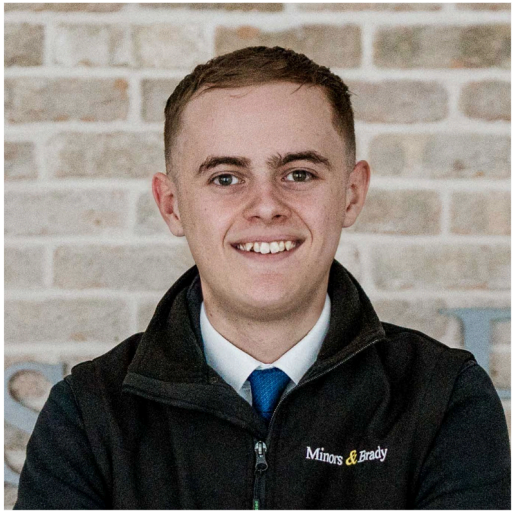
Dreaming of this home?
Let's make it a *reality.*



Meet *Abi*
Branch Partner



Meet *Daryl*
Listings Manager



Meet *Matthew*
Senior Property Consultant

Minors & Brady

Your home, our market

homes@minorsandbrady.co.uk 01603 783088 6 Church Road, Hoveton, NR12 8UG

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