

20 Rye Close, North Walsham

Minors & Brady

20 Rye Close

North Walsham

Chain-free and occupying a tucked-away position at the end of a cul-de-sac, this well-presented home offers three double bedrooms and thoughtfully arranged accommodation throughout. The property features an open-plan, double-aspect lounge and dining room, complete with a gas fire, alongside a well-appointed kitchen with good worktop space. Upstairs, three comfortable double bedrooms are complemented by a family shower room and useful additional storage. Outside, a private south-facing rear garden provides an inviting space to relax and entertain, with the added benefit of an electric awning. Off-road parking, an integrated garage, and an electric vehicle charging point further enhance the practicality of the property. Offering a well-balanced combination of comfortable living space and useful modern features, this is an appealing home in a convenient North Walsham location.

- Being offered to the market chain-free
- End-of-cul-de-sac position
- Open-plan lounge and dining room
- Kitchen with good worktop space
- Three well-proportioned double bedrooms
- Family shower room and ground-floor cloakroom
- Private south-facing rear garden
- Electric garden awning
- Electric vehicle charging point
- Integrated garage and off-road parking

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Hotpoint

20 Rye Close

North Walsham

The Location

North Walsham is a well-established market town in North Norfolk, offering a good range of everyday amenities and facilities. The town centre provides a selection of independent shops, supermarkets, cafés, restaurants, and public services, alongside leisure facilities, sports clubs, and community amenities. There are also several schools serving different age groups, including North Walsham Infant School, North Walsham Junior School, and North Walsham High School.

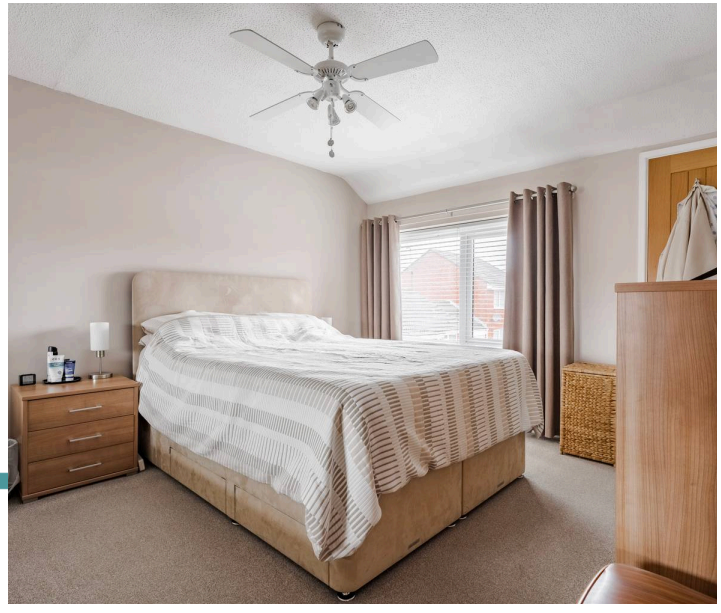
The town benefits from useful road and public transport connections, with North Walsham railway station providing direct services along the Bittern Line towards Norwich, Cromer, and Sheringham. North Walsham is also conveniently positioned for exploring the surrounding Norfolk countryside, with the Norfolk Broads and North Norfolk coastline both accessible by car. The area offers opportunities for walking and outdoor recreation, including routes along the Weavers' Way and Paston Way.

Rye Close, North Walsham

The ground floor begins with an entrance hall, which provides access to a convenient cloakroom fitted with a WC and wash basin. The principal living space comprises an open-plan, double-aspect lounge and dining room, creating a sociable setting for both everyday living and entertaining. The lounge benefits from a gas fire, while the dining area offers plenty of room for a family dining table.

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The kitchen is positioned separately and provides good worktop space, together with a practical arrangement of units and an integrated sink.

To the first floor are three well-proportioned double bedrooms, all offering comfortable accommodation. The principal bedroom benefits from an adjoining storage area, providing useful additional space. The remaining two bedrooms are also good-sized doubles, making the layout suitable for families, guests, or those requiring a home office. The accommodation is completed by a family shower room, fitted with a shower enclosure, WC, and wash basin, alongside additional storage off the landing.

Outside, the property enjoys a private south-facing rear garden, providing an excellent space to enjoy the sunshine throughout the day. An electric awning offers useful shade when required, adding to the practicality of the outdoor space. To the front, there is off-road parking alongside an integrated garage, while an electric vehicle charging point provides further everyday convenience.

Agent's Note

This property is being sold freehold, and is connected to mains water, electricity, gas and drainage.

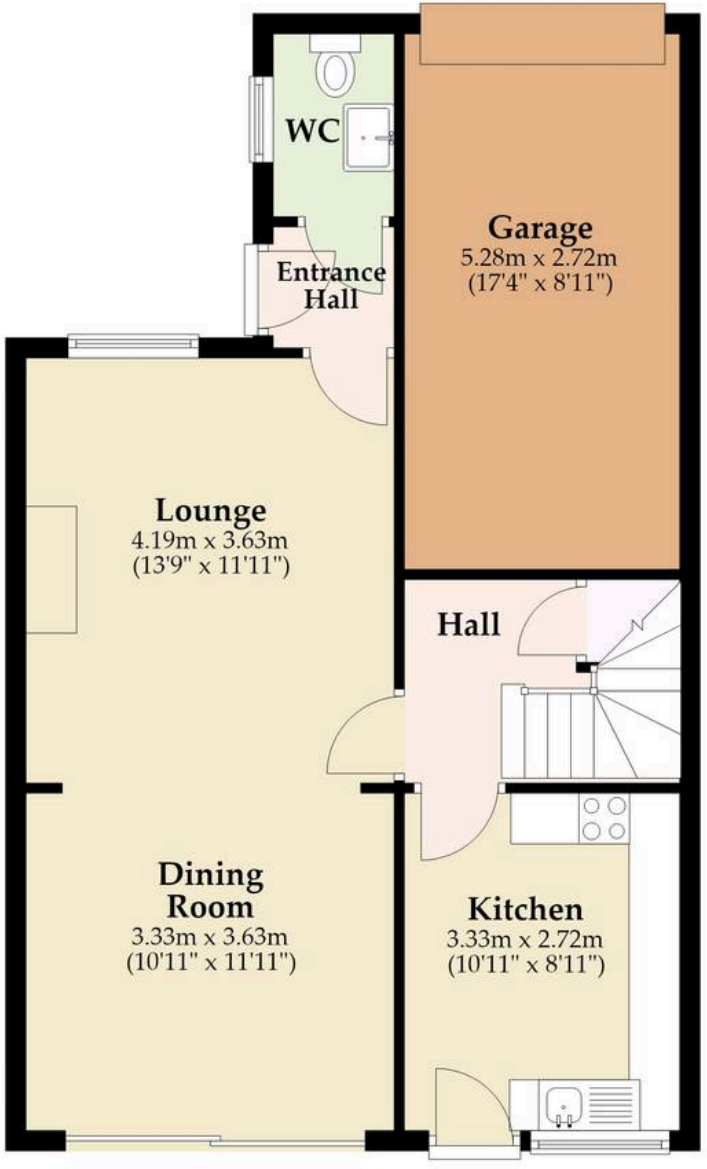
This property has gas central heating.

Council Tax Band: C

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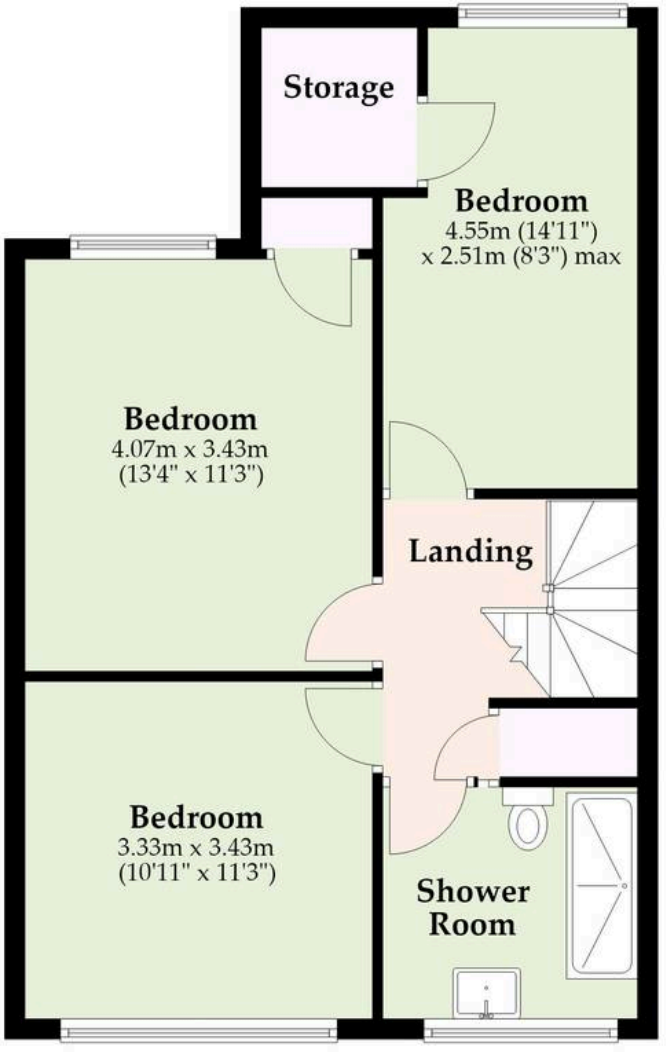
Ground Floor

Approx. 46.8 sq. metres (503.6 sq. feet)
(excluding Garage)



First Floor

Approx. 53.7 sq. metres (578.5 sq. feet)



Total area: approx. 100.5 sq. metres (1082.1 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.

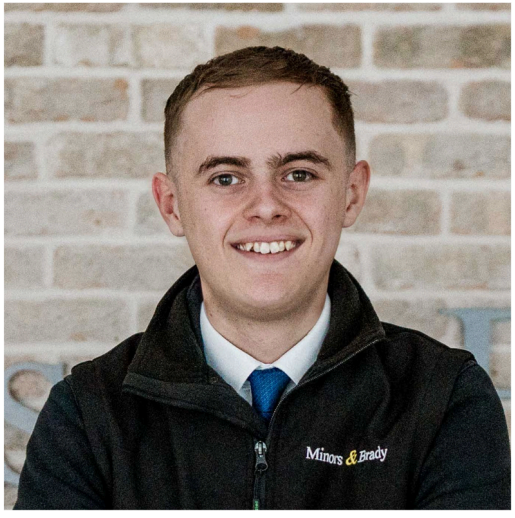
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Let's make it a *reality.*



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Branch Partner



Meet *Daryl*
Listings Manager



Meet *Matthew*
Senior Property Consultant

Minors & Brady

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