



12 Smedley Close, North Walsham

£325,000 - £350,000 Freehold

Offered with no onward chain, this well-maintained and spacious link-detached home enjoys a quiet cul-de-sac setting just moments from the centre of North Walsham. With generous living areas, three double bedrooms, and a large south-facing garden, it's a superb opportunity for families or buyers seeking move-in ready convenience. Thoughtfully designed for modern living, the property also benefits from an integral garage, off-road parking, and excellent access to local shops, schools, and amenities.

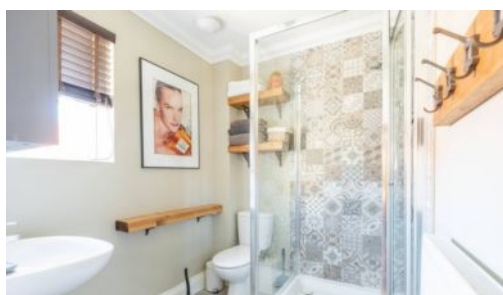
Location

Smedley Close enjoys a peaceful setting within a quiet residential cul-de-sac to the south of North Walsham, a well-connected market town offering a strong sense of community and a wide range of amenities. The property is ideally placed for easy access to nearby supermarkets, schools, and medical facilities, while the town centre, with its shops, cafes, and regular markets, is just a short distance away. North Walsham railway station provides direct links to Norwich and the coast, making it a convenient base for commuters and leisure travellers alike. The surrounding area also offers scenic countryside and woodland walks, with the Norfolk Broads and North Norfolk's sandy beaches within easy reach.



Smedley Close

The welcoming entrance hall includes a ground floor WC and leads through to a generously sized lounge, beautifully presented with a front-facing window and internal French doors that open into the kitchen/diner.



At the rear of the home, the open-plan kitchen and dining area offers a practical and sociable layout, complete with a modern finish, integrated cooking facilities, and double doors opening out to the garden, ideal for everyday living and entertaining alike.

Upstairs, the home provides three well-proportioned double bedrooms. The principal bedroom enjoys the benefit of an ensuite shower room, while the remaining two bedrooms are served by a stylish family bathroom with a bath and overhead shower. Two of the bedrooms also benefit from built-in wardrobes, offering ample storage. Additionally, the loft space which has been boarded, offering potential for additional storage or conversion to suit individual requirements.

Outside, the property unveils a large rear South-facing garden that perfect for moments of relaxation and outdoor gatherings. The maintained space has seen a considerable amount of effort put into its landscaping and planting. An integral garage and private driveway provide useful parking and storage options.

Agents Notes

We understand that this property will be sold freehold, connected to all main services.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Ground Floor
598 sq.ft. (55.6 sq.m.) approx.



1st Floor
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 1145 sq.ft. (106.4 sq.m.) approx.

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.
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