



71 Lynfield Road  
North Walsham, Norfolk, NR28 0SW

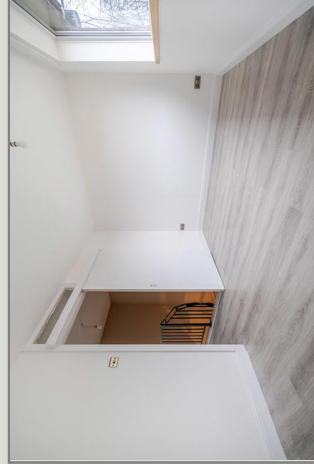
**BROWN & CO**



## 71 Lynfield Road, North Walsham, Norfolk, NR28 0SW

A linked two-bedroom terraced house positioned on a cul-de-sac, in the market town of North Walsham. Pleasant low maintenance rear garden and offered to market with no onward chain.

£200,000



### DESCRIPTION

No. 71 Lynfield Road enjoys a lovely position on the edge of the popular market town of North Walsham. The property is presented in excellent order throughout and offers well-arranged accommodation comprising a spacious sitting room with a feature spiral staircase to the first floor, a modern fitted kitchen, and two bedrooms served by a contemporary family shower room, all accessed from the landing.

To the front, steps lead up to the entrance beside a small lawned area that offers scope for planting. The rear garden has been carefully maintained, mainly laid to lawn with a pleasant terrace that provides an ideal space for outdoor dining.

A significant advantage of this property is the ownership of the rear access, which runs behind the neighbouring bungalow and connects to the front, where No. 71 also owns part of the driveway. This allows parking for multiple vehicles, and furthermore there is additional parking directly in front of the house.

Offered with no onward chain, this attractive home will appeal to a wide range of buyers and represents an excellent opportunity in a convenient and well-connected location.

Services – Mains water, mains drainage, mains electricity, mains gas available at the property.

Local authority – North Norfolk District Council. Council Tax Band

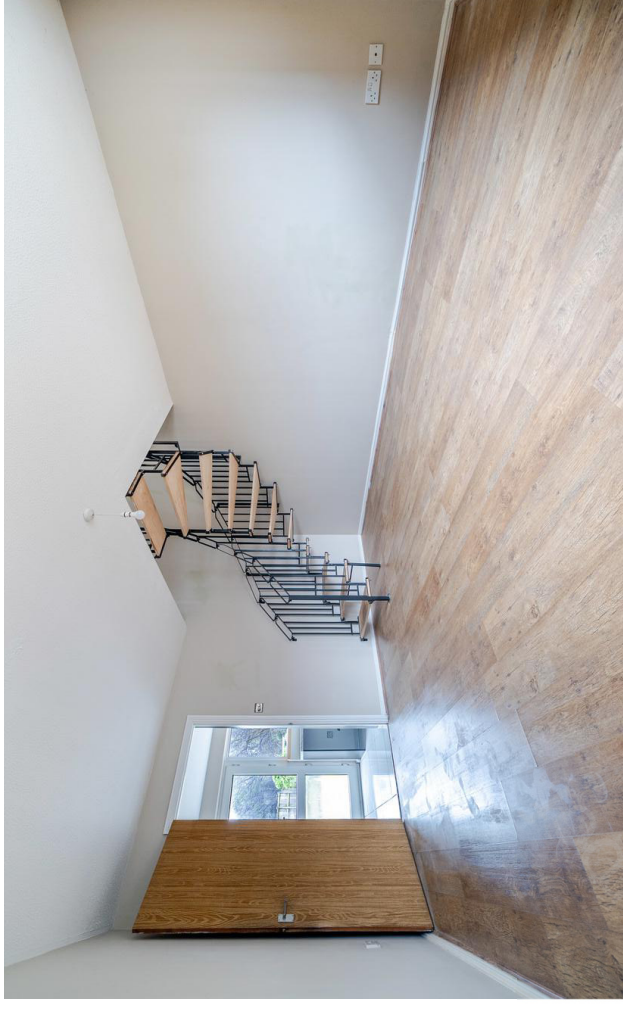
A. The vendors are intending to install a new gas central heating system at the property.

### LOCATION

North Walsham is a thriving market town in North Norfolk, well known for its excellent amenities, strong sense of community and easy access to both countryside and coast. The town offers a wide range of local shops, supermarkets, cafés and restaurants, along with well-regarded primary and secondary schools, including the popular Paston College. Leisure facilities include a modern leisure centre and attractive parks and green spaces. North Walsham benefits from a railway station with direct services to Norwich and the coast (Sheringham) via the Bittern Line, while the nearby A149 and A140 provide convenient road links throughout the region. Surrounded by beautiful rural landscapes and just a short drive from the renowned Norfolk beaches.

### DIRECTIONS

From Norwich, take the A1151 heading north towards Wroxham and continue through Coltishall, following signs for North Walsham. As you enter North Walsham, continue straight over the roundabout onto Norwich Road. Head left at the next roundabout and follow this road into the town merging right onto Aylsham



Road. Then at the traffic lights head straight over onto Aylsham Road which then merges with Mundesley Road. Continue for a short distance before turning left onto Lynfield Road. Follow the road along and No. 71 will be found on your left-hand side in a cul-de-sac.

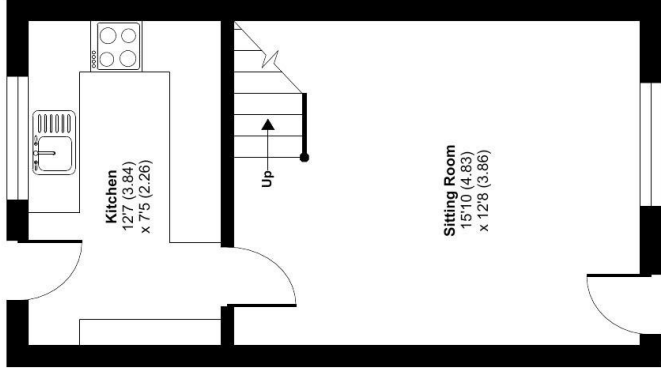
### AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.
- (3) The seller is a close relation of a member of staff at Brown & Co.
- (4) It is the intention of the owners to install a new gas central heating system.

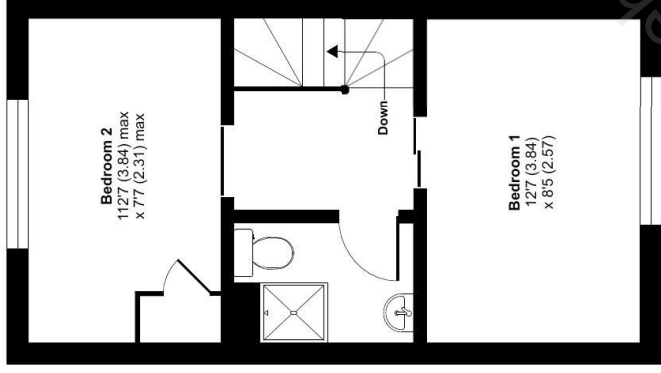
**VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871**

# Lynfield Road, North Walsham, NR28

Approximate Area = 604 sq ft / 56.1 sq m  
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrbecom 2025. Produced for Brown & Co. REF: 1384384

## IMPORTANT NOTICES

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