

53 Happisburgh Road, North Walsham

Minors & Brady

53 Happisburgh Road

North Walsham

A substantial detached bungalow offering four double bedrooms, three reception areas, and exciting potential for multi-generational living. With the vendors having found their next home, this impressive property combines generous accommodation with an abundance of character, including attractive fireplaces and traditional picture rails. The versatile layout includes a dual aspect lounge, separate dining room, and additional accommodation with the potential to create a self-contained annexe, subject to any necessary consents. Externally, a large rear garden provides an excellent outdoor space, complemented by a patio, shingled off-road parking, and a separate garage. An appealing opportunity for buyers seeking space, flexibility, and scope to make the most of a distinctive home.

- Stunning detached bungalow offering an impressive amount of versatile accommodation arranged across the ground and first floors
- Three reception areas comprising a spacious lounge, separate dining room and additional kitchen/sitting room, offering flexibility for everyday living and entertaining
- Dual aspect lounge featuring windows to two elevations, allowing natural light to flow through the principal living space
- Additional kitchen and pantry providing useful facilities within the property's more versatile accommodation
- Character features throughout including an attractive array of picture rails and fireplace features, adding charm and individuality
- Four double bedrooms providing comfortable accommodation for family members, guests or those requiring additional space

M&B









53 Happisburgh Road

North Walsham

- Family shower room and further shower room offering practical bathroom facilities across the accommodation
- Separate annexe potential with its own entrance, bedroom, kitchen/sitting room and shower room, offering scope for independent accommodation, subject to any necessary consents
- Generous rear garden predominantly laid to lawn, with an adjoining patio area providing space for outdoor dining, relaxation and entertaining
- Garage and shingled off-road parking providing convenient vehicle storage and additional parking provision

The Location

North Walsham is a well-established Norfolk market town offering a balance of everyday convenience, community amenities, and access to the surrounding countryside. Its varied appeal makes it a practical choice for families, professionals, and those seeking a quieter pace of life without becoming disconnected from larger centres.

The town centre provides a selection of independent shops, cafés, restaurants and traditional pubs, alongside supermarkets including Waitrose, Lidl and Sainsbury's. Healthcare facilities, pharmacies and leisure amenities are also available, including the Victory Swim and Fitness Centre and The Atrium, which offers cinema, theatre and cultural events.

Educational provision includes North Walsham Infant and Junior Schools, North Walsham High School and Paston College, providing options from primary education through to sixth form.

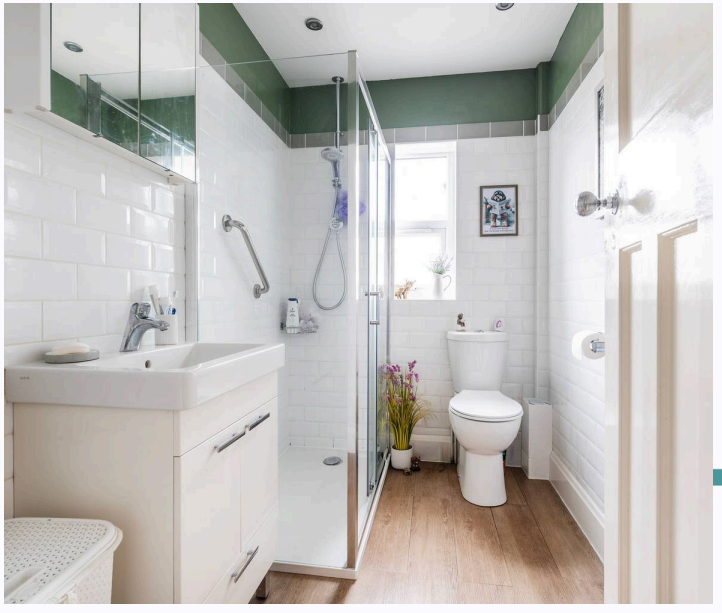












53 Happisburgh Road

North Walsham

North Walsham railway station operates services along the Bittern Line, connecting Norwich with Cromer and Sheringham, while the B1150 and A149 provide road links to Norwich, the coast and surrounding villages.

For outdoor recreation, Bacton Woods offers extensive woodland walks, while the sandy beaches at Mundesley and Bacton are within easy reach. The Norfolk Broads also provide opportunities for boating and waterside exploration, making North Walsham a convenient base for enjoying both coastal and countryside living.

Happisburgh Road, North Walsham

The main accommodation is centred around a welcoming entrance hall, leading through to a generous dual aspect lounge, where the picture rails and fireplace features create an appealing focal point. There is also a separate dining room, providing an ideal setting for family meals and entertaining, alongside a further kitchen which offers practical everyday functionality.

The property benefits from four well proportioned double bedrooms, with both principal bedrooms featuring fitted cupboards. The vendors will also be leaving the substantial five door fitted wardrobe units in each of these rooms, one of which is less than six months old, providing valuable built in storage. A family shower room serves the main accommodation, while a further shower room provides additional convenience.

M&B

53 Happisburgh Road

North Walsham

A particularly appealing feature is the additional accommodation, which offers excellent potential for use as a separate annexe, subject to any necessary consents. This area comprises a further kitchen/sitting room, double bedroom and shower room, together with its own hallway and external access. This arrangement could lend itself well to multi-generational living, independent guest accommodation or alternative uses depending on individual requirements.

Outside, the property continues to impress with a large, established rear garden, predominantly laid to lawn and complemented by a patio area, providing plenty of space for outdoor relaxation and entertaining. To the front, there is shingled off-road parking, while a separate garage offers secure parking or useful additional storage.

Agent's Note

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

This property has gas central heating.

Council Tax Band: D

M&B









Total area: approx. 174.6 sq. metres (1879.5 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.

M&B

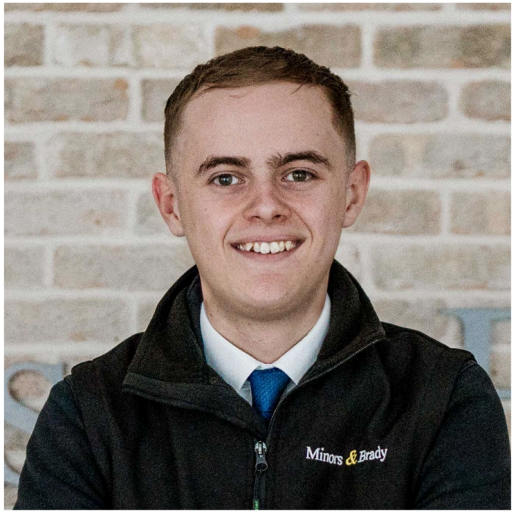
Dreaming of this home?
Let's make it a *reality.*



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

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM

Norfolk Mortgages.

Residential | Buy-to-Let | Protection

How we can support:

- ✓ Residential Mortgages
- ✓ Protection and Insurance
- ✓ Buy-to-Let (Personal and Limited Company



Matt Waters
Director and Principal



Victoria Payne
Mortgage and Protection Adviser

Offering you quick and professional mortgage advice, every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk
W: www.norfolk-mortgages.co.uk