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Station Road, Walpole St Andrew

what3words; aced.minds.blueberry

£260,000

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 2

Open field views, generous outdoor space and a flexible home with plenty to offer.

Positioned along a no-through road with open countryside stretching away to the rear, this well-presented three-bedroom semi-detached home offers an appealing combination of flexible accommodation, generous gardens and fantastic field views.

With off-road parking, useful outside storage and plenty of space both inside and out, there's lots here to appreciate whether you're buying your first home, looking for somewhere for a young family or simply searching for a property with a little more room around you.

Step inside through the 18ft conservatory, a bright and versatile addition that provides far more than simply a route into the house. There's ample room to create another sitting area, playroom or somewhere to enjoy your morning coffee while looking out towards the garden.

From here, the home flows naturally into the dining room, with a wide opening connecting it to the living room. The two spaces work brilliantly together, giving you room to entertain friends and family while still retaining their own individual identities. Keep the dining room for meals and gatherings, then retreat into the living room when it's time to put your feet up and relax.

The kitchen/breakfast room is modern and practical, with plenty of fitted storage and useful worktop space alongside an integrated dishwasher, oven and hob. There's room for those quicker, informal meals too, whether it's breakfast before work or a coffee to start the day.

A handy utility cupboard keeps laundry and household essentials neatly tucked away, while the family bathroom completes the ground floor.

Upstairs, you'll find three bedrooms, with the rooms to the rear enjoying fabulous views across the neighbouring open fields.

Bedroom one is a comfortable double, while bedroom two leads through into bedroom three. This arrangement creates some interesting flexibility, particularly for a young family. The third room could work brilliantly as a child's bedroom or nursery, but would be equally suited to a dressing room, dedicated home office or hobby space.

Outside, the generous gardens are another real feature of the property. There's plenty of lawn for children or pets, room for keen gardeners to get creative and space to sit outside and enjoy those open surroundings.

A driveway provides off-road parking, while the useful store/workshop gives you additional room for tools, bikes, garden equipment or hobbies.

For me, it's the combination that makes this home interesting: open field views, generous gardens, flexible living space and a position that offers good access to the surrounding West Norfolk area.

It's a home with plenty of space to enjoy now and enough flexibility to adapt as life changes, one that's certainly worth seeing in person.

Tenure: Freehold

Property Type: Semi Detached House

- Semi-Detached House
- Three Bedrooms
- Wonderful Rural Setting - Backing on to Open Fields
- Off-road Parking
- Ideal First Home
- Open Plan Living/Dining Room
- 18ft Conservatory
- Store/Workshop in Garden
- Oil Fired Central Heating
- Generous Garden

Disclaimer

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We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch, we'll be happy to look into it further.

All measurements are provided as a guide and may not be exact.

We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.

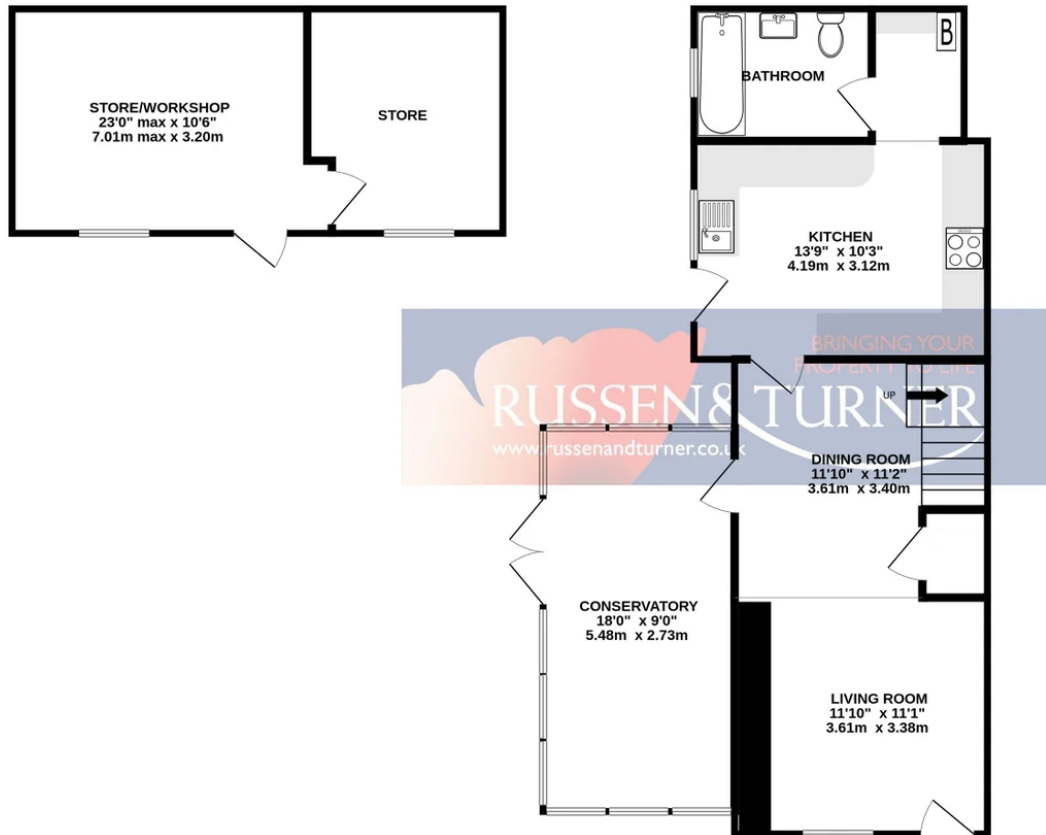
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Referral Disclosure

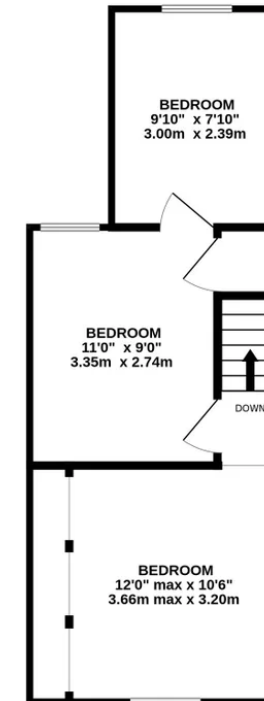
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GROUND FLOOR
869 sq.ft. (80.7 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 1214 sq.ft. (112.8 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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