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15 Wells Avenue, North Walsham, Norfolk, NR28 0TE

A well-presented semi-detached home ideally positioned on the outskirts of the vibrant market town of North Walsham. Perfect for everyday convenience, the property is within easy reach of a wide range of local amenities including schools for all ages, independent shops, supermarkets, a library and community centre, medical facilities, and a variety of cafés, restaurants, bars, and leisure options.

Set back from the road, the home is approached via a low-maintenance gravel frontage. A side driveway provides off-road parking and leads to a detached garage. To the rear, a decked seating area extends into an enclosed garden featuring a covered pergola, an ideal setting for alfresco dining and entertaining.

Internally, the accommodation opens into an entrance hallway leading to a comfortable family lounge and through to a modern kitchen with an adjoining conservatory that overlooks and provides access to the rear garden. Upstairs, there are two double bedrooms, the principal benefiting from built-in storage, along with a contemporary family shower room.

The property is further enhanced by its location, just six miles from the sandy beaches of the North East Norfolk coastline, approximately twelve miles from the waterways of the Norfolk Broads, and around seventeen miles from the historic city of Norwich, perfectly placed to enjoy the best of coast, countryside, and city living.



Semi-Detached



House



Modern



1 Bathroom



2 Receptions



2 Bedrooms



Tax Band B

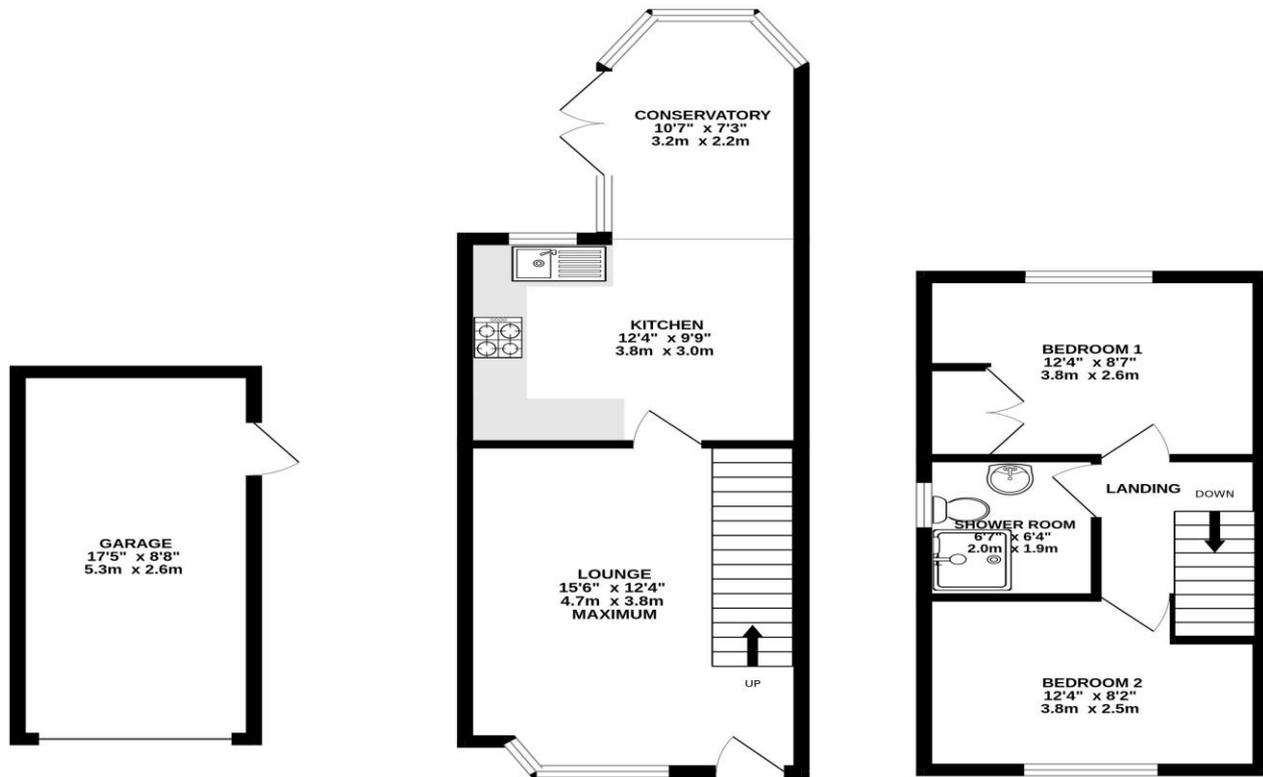


Off-Road
Parking



Garage





GARAGE
151 sq.ft. (14.0 sq.m.) approx.

GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.

1ST FLOOR
288 sq.ft. (26.7 sq.m.) approx.

TOTAL FLOOR AREA: 819 sq.ft. (76.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Stobart & Hurrell

Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk

enquiries@stobarthurrell.co.uk

01603 782 782





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