



## 7 Manor Court, North Walsham

In Excess of £375,000

# 7 Manor Court

North Walsham

This thoughtfully designed semi-detached home combines contemporary living with practical features, making it a perfect choice for families or those needing extra room. The spacious layout effortlessly connects the living areas, enhanced by an abundance of natural light throughout. The kitchen is generously sized, offering ample storage and preparation space, with a handy utility room nearby for added convenience. Upstairs, the well-proportioned bedrooms provide plenty of space, each with fitted wardrobes to maximise storage. With a private garden, double garage, and off-road parking.

## The Location

North Walsham is a bustling market town offering schooling for all ages, easy access to the city and also the North Norfolk coast plus all essential shops and amenities plus its local train station which is approx 0.8 miles away.

You can walk to attend a weekly market in the town centre, a range of supermarkets, GP surgeries, parks and schools for all ages are also available. You can find the UEA, Science park & University hospital around 18 miles away, 12 miles to Norwich Airport, 15 miles to Norwich Railway Station giving access to London and further afield plus 8.3 miles to Cromer.





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Positioned within a sought-after private development on the outskirts of North Walsham, this spacious four-bedroom semi-detached home offers a perfect balance of comfort and practicality.

Designed with modern living in mind, it boasts generous accommodation, including three versatile reception rooms, a well-appointed kitchen/breakfast room, and a separate utility for added convenience.

Stepping inside, a large and welcoming entrance hall leads through to the carpeted living room, where French doors open into a bright conservatory—an ideal spot to enjoy the garden views year-round.

A separate office/dining room provides flexibility to suit your needs, whether for formal gatherings or a dedicated workspace.

The kitchen impresses with its wood-effect cabinetry, abundant storage and space for appliances, while the adjoining utility keeps household tasks tucked away. A useful ground-floor cloakroom ensures guests don't have to venture upstairs.





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The first floor hosts four well-proportioned bedrooms, all featuring fitted wardrobes for seamless storage. The principal bedroom benefits from an en-suite, while the additional modern family bathroom caters to the remaining rooms. Designed with both functionality and comfort in mind, the layout ensures ample space for families and professionals alike.

Outside, the private rear garden is a highlight, beautifully maintained and framed with mature shrubs for a sense of seclusion. South-facing and barely overlooked, it offers a peaceful retreat for relaxation or entertaining. The property also benefits from a spacious double garage and off-road parking for two vehicles, making it as practical as it is inviting. A rare find in a fantastic location, this home is ready to impress.

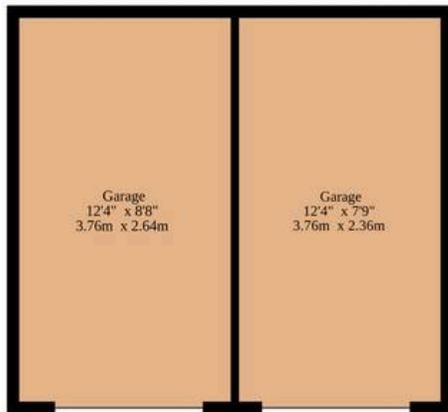
Agents Note

Sold Freehold

Connected to all mains services



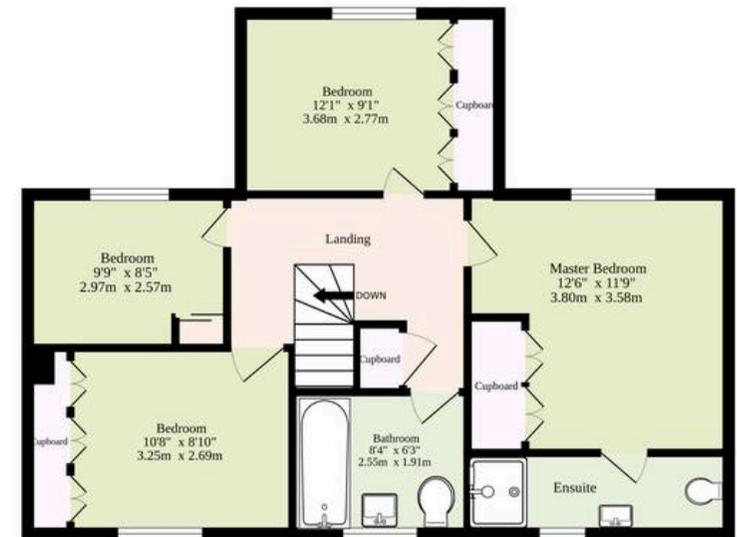
Garages  
207 sq.ft. (19.2 sq.m.) approx.



Ground Floor  
707 sq.ft. (65.7 sq.m.) approx.



1st Floor  
714 sq.ft. (66.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1628 sq.ft. (151.2 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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