



## 21 St. Marys Close, South Walsham - NR13 6DR

£270,000 Freehold

A tranquil three bedroom bungalow in South Walsham with picturesque field views. Providing an open plan living/kitchen/dining area, feature wood burner, and a modern bathroom. Ideal rural retreat near amenities, Norfolk Broads, and beaches. Perfect for those looking for a turn-key property in a peaceful setting!

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

**Minors & Brady**  
Estate Agents, Lettings and Property Management

## LOCATION

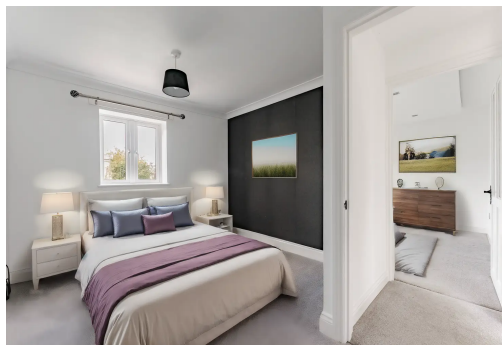
South Walsham is situated approximately 7 miles from Norwich and 12 miles from the East Norfolk Coastline. This tranquil location offers a countryside retreat while still being conveniently close to the market town of Acle, which provides essential amenities such as schools, shops, and pubs just 3 miles away. Additionally, residents can easily access the Norfolk Broads for leisure activities and explore various beaches along the coastline. With the proximity of Norwich International Airport and further amenities, this village provides a desirable blend of rural charm and accessibility to nearby facilities and attractions.



## AGENTS NOTE

We understand the property will be sold freehold and connected to mains water, mains electricity and mains drainage.

Council tax band - B.



## ST. MARYS CLOSE

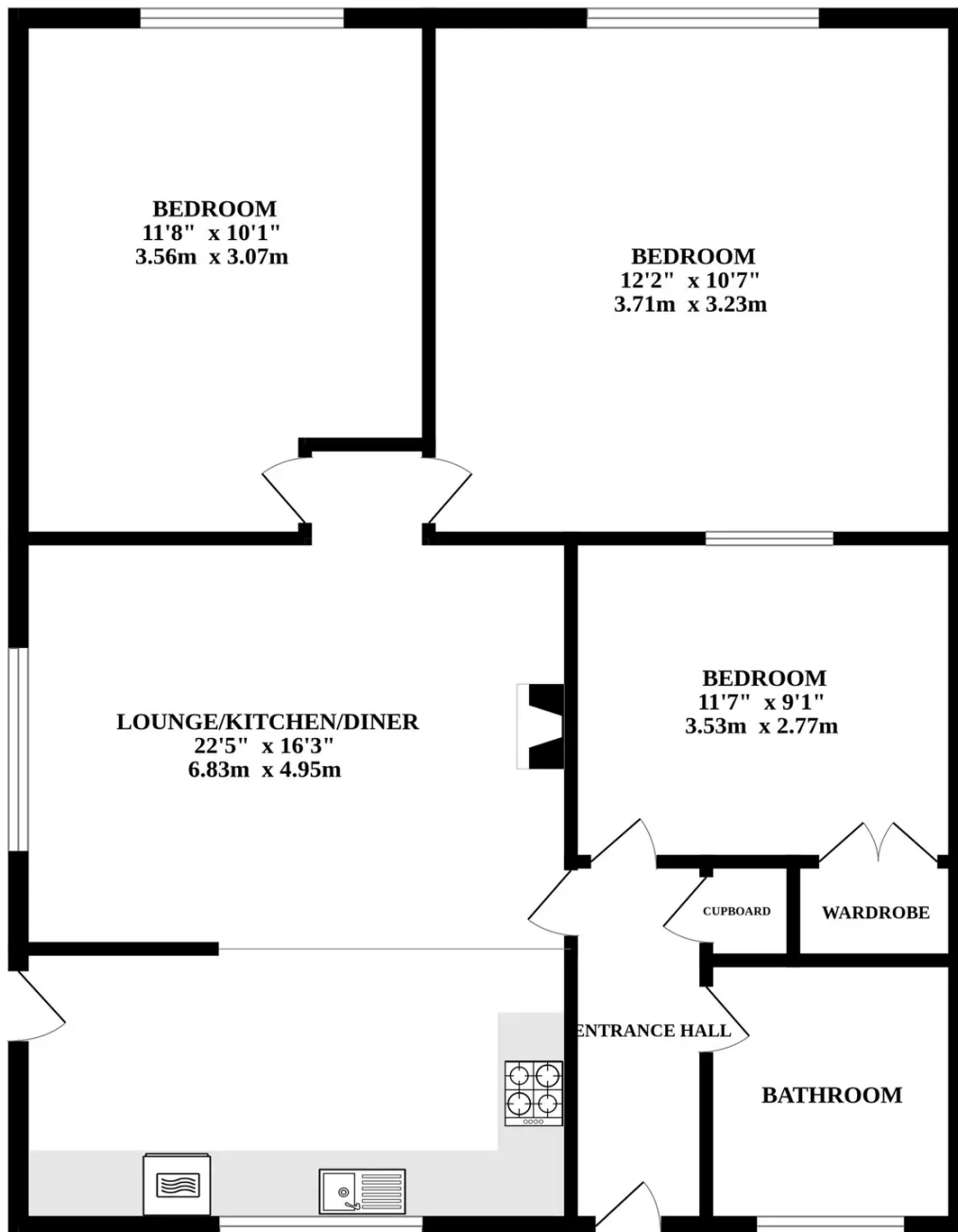
Nestled in a tranquil setting with stunning rural views, this three-bedroom bungalow offers a serene retreat for those seeking a peaceful countryside lifestyle. The property features a well-designed open plan layout combining the lounge, kitchen, and dining areas, creating a seamless flow and maximising natural light throughout.

Boasting three bedrooms, this charming home provides ample space for relaxation and retreat. A wood burner adds a touch of character to the interior, perfect for chilly evenings. Additionally, a modern bathroom ensures convenience and comfort for residents and guests alike.

Complete with off-road parking and a spacious garden, this property offers practicality and outdoor space for recreational activities or gardening enthusiasts. The bright and open feel of the interior enhances the overall ambience, creating a welcoming atmosphere for every-day living.

This bungalow provides the ideal opportunity to embrace countryside living while enjoying contemporary comforts and captivating views.





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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