



**17 Kendall Close, North Walsham**

Guide Price £375,000 – £400,000

websters

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## 17 Kendall Close

North Walsham

Situated in a peaceful cul-de-sac within the popular market town of North Walsham

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Guide Price £375,000 - £400,000
- Spacious three-bedroom detached bungalow
- Quiet cul-de-sac location in North Walsham
- Bright dual-aspect lounge
- 20ft kitchen/breakfast room
- Large conservatory/dining area
- Principal bedroom with en-suite wet room
- Integral garage and driveway parking
- Enclosed rear garden with patio and lawn



## 17 Kendall Close

- The Home

Situated in a peaceful cul-de-sac within the popular market town of North Walsham, this spacious three-bedroom detached bungalow offers comfortable single-storey living and would make an ideal home for those looking to downsize, retire, or simply enjoy a quieter lifestyle.

The accommodation is well presented throughout and begins with a welcoming entrance hall featuring two useful storage cupboards. The generous dual-aspect lounge enjoys plenty of natural light and provides a relaxing space for everyday living and entertaining. At the heart of the home is an impressive 20ft kitchen/breakfast room, fitted with a range of wall and base units, integrated eye-level oven and gas hob, with ample space for appliances and casual dining. Sliding doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

A spacious conservatory/dining area provides additional versatile living space, perfect for entertaining guests, enjoying garden views throughout the seasons, or accommodating a formal dining area. The property offers three well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes and the benefit of an en-suite wet room. Bedrooms two and three provide flexible accommodation for guests, hobbies or a home office. A well-appointed family bathroom features both a bath and separate shower cubicle.

Outside, the bungalow benefits from an integral garage, driveway parking and an enclosed rear garden, mainly laid to lawn with patio seating areas and established shrubs, offering a pleasant and private outdoor space to enjoy.

Combining spacious accommodation, practical features and a sought-after residential setting, this attractive bungalow presents an excellent opportunity to enjoy comfortable living in one of North Norfolk's most desirable market towns.



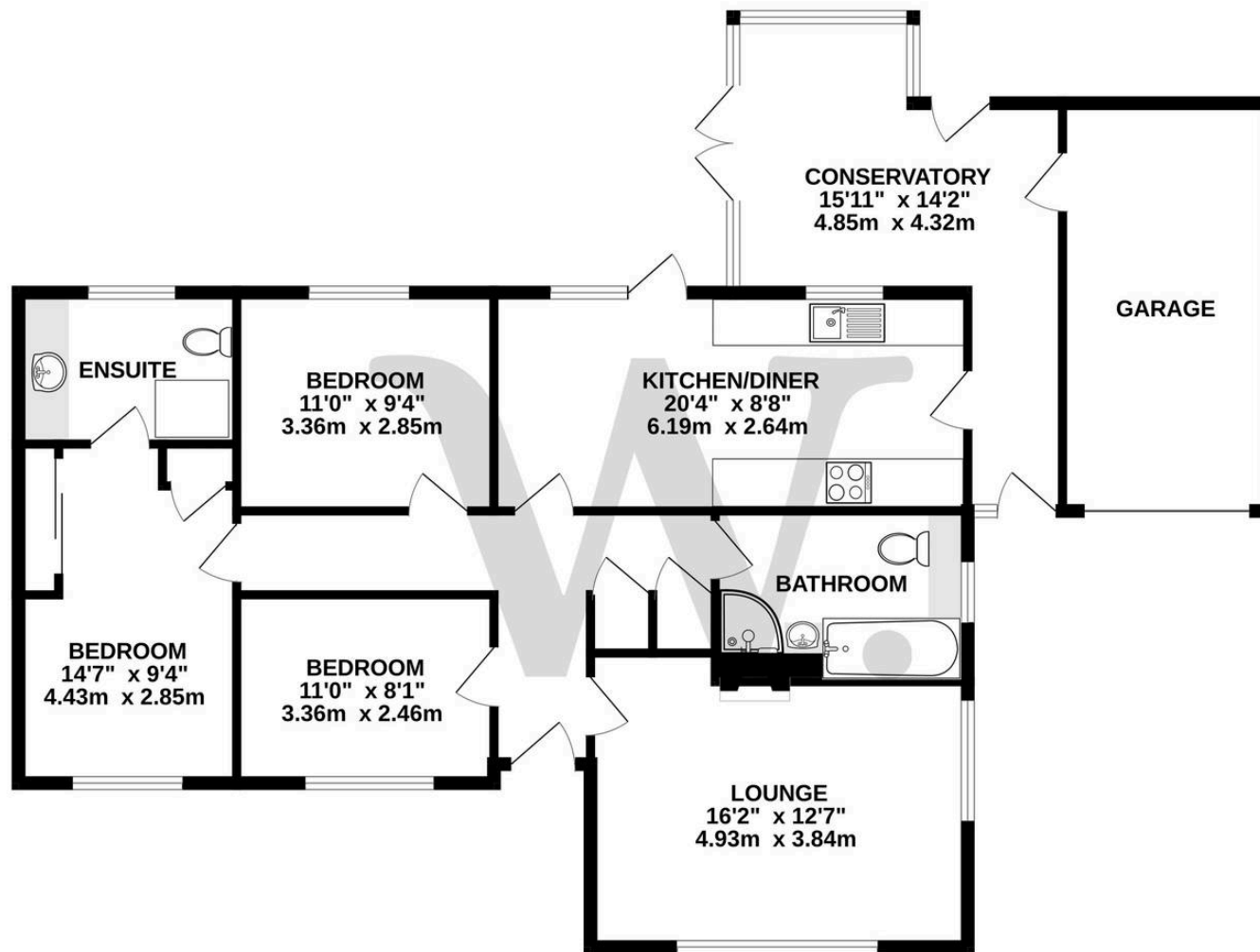
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North Walsham

### **The Location**

Situated in the popular market town of North Walsham, this attractive bungalow is conveniently placed for a wide range of local amenities, including shops, supermarkets, cafés, healthcare facilities and leisure services. The town benefits from excellent transport links, including a railway station with connections to Norwich and the North Norfolk coast. Renowned for its friendly community atmosphere and historic character, North Walsham remains a highly sought-after location for retirees and downsizers seeking a balance of convenience, countryside surroundings and coastal access.

GROUND FLOOR  
1295 sq.ft. (120.3 sq.m.) approx.



TOTAL FLOOR AREA : 1295 sq.ft. (120.3 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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