



4 Royston Green, North Walsham

Guide Price **£240,000**

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4 Royston Green

North Walsham

Home

Positioned on a quiet residential road, this detached two-bedroom bungalow offers a fantastic opportunity for buyers looking to modernise and create their ideal home. A private driveway leads to a generous garage, providing ample off-road parking and excellent storage.

Stepping inside, you are welcomed by an entrance hallway. To the right is the fitted kitchen, offering plenty of worktop space and storage cupboards, along with two useful built-in cupboards, one of which houses the modern boiler. The spacious lounge enjoys a large front-facing window, flooding the room with natural light, and opens into a dedicated dining area, creating an ideal space for everyday living and entertaining. Leading from the dining area is a versatile rear porch, large enough to accommodate a small seating area, home office or garden room. From here, doors open onto a raised decking area with steps leading down into the garden, providing an excellent space to enjoy the outdoors.

The property also benefits from a practical wet room, making it particularly suitable for those with mobility requirements, along with two well-proportioned double bedrooms that offer comfortable accommodation for family members or visiting guests. Requiring some modernisation throughout, this bungalow represents an excellent project with plenty of potential to personalise and add value in a peaceful and highly desirable location.

Outside

The property enjoys a peaceful setting within a quiet residential road of similar bungalows, offering a pleasant and established neighbourhood. A driveway leads to the generous garage, providing ample off-road parking, while the gardens offer plenty of potential for landscaping and creating attractive outdoor living spaces.



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Location

The property is ideally situated in a peaceful residential setting while remaining just a short drive from the popular market town of **North Walsham**. The town offers an excellent range of everyday amenities, including supermarkets, independent shops, cafés, pubs, restaurants, doctors' surgeries and leisure facilities. There are well-regarded schools for all ages, a railway station with direct links to Norwich and Sheringham, and excellent road connections across North Norfolk. The stunning Norfolk coastline, including Mundesley and Cromer, is also within easy reach, making this an ideal location for those seeking a quieter lifestyle without compromising on convenience.

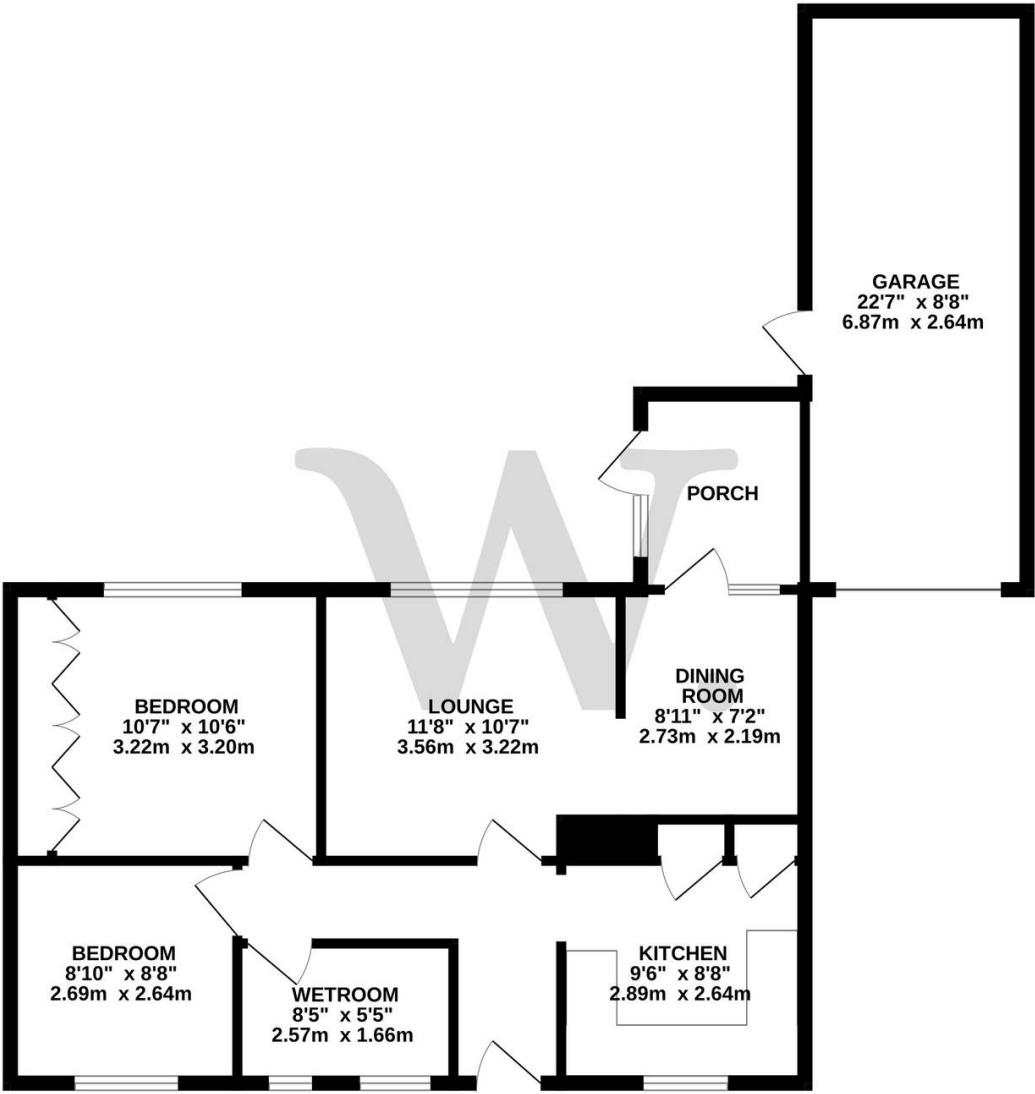
Positioned on a quiet residential road, this detached two-bedroom bungalow offers a fantastic opportunity for buyers.

Council Tax band: C

Tenure: Freehold

- Detached two-bedroom bungalow.
- Quiet residential road with driveway and garage.
- Spacious lounge and separate dining area.
- Fitted kitchen with ample storage.
- Rear porch opening onto decking and garden.
- Wet room and two double bedrooms.
- Ideal modernisation project with great potential.
- Short drive to North Walsham and the Norfolk coast.

GROUND FLOOR



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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