



Chapel Road, Beighton - NR13 3LF



Chapel Road

Beighton, Norwich

Introducing this impeccably designed LARGE SEMI-DETACHED HOME with a garage, located on an approximate 0.17 ACRE PLOT (stms) that promises a harmonious blend of space and comfort. Spanning over 1240 sq. ft (stms) of WELL APPOINTED ACCOMMODATION, this residence welcomes you with a HALL ENTRANCE, leading to a W.C, generous 15' SITING ROOM, and 18' KITCHEN/BREAKFAST ROOM with a MODERN FINISH. An open plan 12' FAMILY ROOM – ideal for hosting gatherings or simply unwinding in style, GARDEN VIEWS can be enjoyed. The property boasts THREE DOUBLE BEDROOMS, including an EN SUITE in addition to a spacious FAMILY BATHROOM, ensuring privacy and convenience. Furthermore, the PRIVATE GARDENS offer a large patio and a well-maintained lawned expanse, all complemented by ample parking space, making this home a bespoke haven for families or those seeking space.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



- Large Semi-Detached Home with Garage
- Approx. 0.17 Acre Plot with Large Patio & Lawned Expanse
- Over 1240 Sq. ft (stms) of Accommodation
- Hall Entrance with 15' Sitting Room
- 18' Kitchen & Open Plan 12' Family Room
- Three Double Bedrooms
- W.C, En Suite & Spacious Family Bathroom
- Private Gardens with Ample Parking

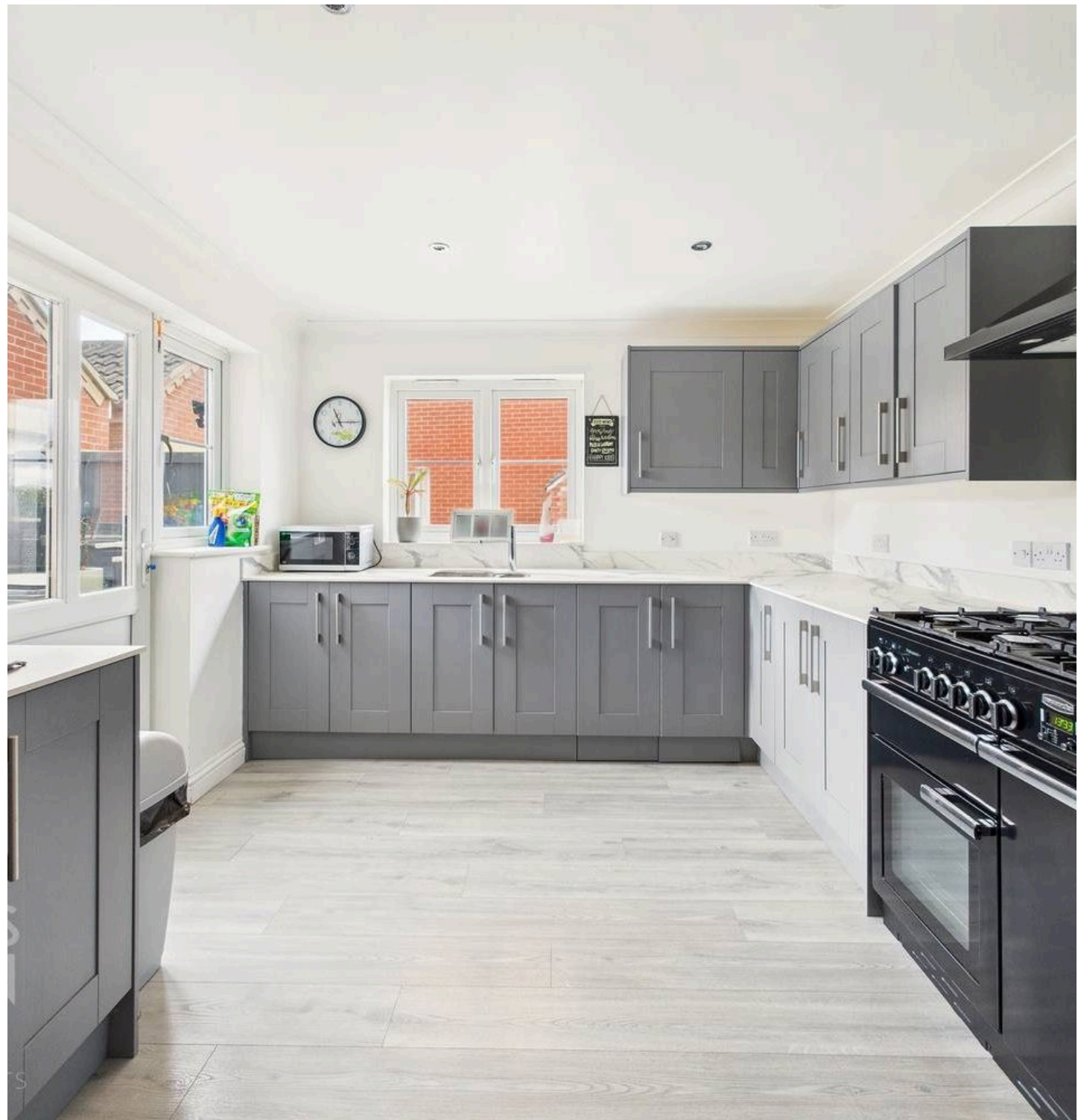
Located on the fringes of Lingwood, the Broadland Village of Beighton is set within idyllic countryside surroundings and is located East of the Cathedral City of Norwich and offers easy access to both Brundall and Acle and of course the A47 to both Norwich and Great Yarmouth. A short drive gets you to the neighbouring village, with shops, schooling and train station.

SETTING THE SCENE

Approached via a large sweeping shingle driveway, ample off road parking is provided for several vehicles with access leading into the main property, gated rear garden and detached garage.

THE GRAND TOUR

On stepping inside, the entrance hall is finished with wood effect flooring with a recessed barrier mat along with a front facing window. Stairs lead to the first floor landing, with a useful built-in storage cupboard below, and further cloaks cupboard.



Immediately to your left as you enter is a useful ground floor W.C with a white two piece suite including tiled splash-backs. The sitting room sits on the opposite side of the hall entrance with carpet underfoot and dual aspect views through two uPVC windows. Heading through the property, the kitchen/breakfast room stretches across the width of the property with a modernised range of wall and base level units, including low profile work surfaces and space for a range style gas cooker with an extractor fan above. Wood effect flooring flows underfoot with space provided for general white goods including an American style fridge freezer, washing machine and dishwasher. A door takes you to the rear garden whilst an opening leads to the adjacent family room. This versatile space offers a range of uses whilst enjoying garden views and French doors which lead out to the patio seating area.

Heading upstairs, the large welcoming landing is finished with fitted carpet, loft access hatch and recessed spotlighting, with doors leading to the three bedrooms. The main bedroom sits to the front of the property with the front facing window and useful built-in wardrobe, with a door taking you to a private ensuite shower room. Finished with storage under the hand wash basin, a large walk-in shower cubicle includes a thermostatically controlled shower and aqua board splashbacks. The two remaining bedrooms are both great sized doubles which both enjoy garden views and wood effect flooring underfoot. Completing the property is the family bathroom with a white three piece suite including storage under the hand wash basin, with a mixer shower tap over the bath, tiled effect flooring and tiled splash-backs.

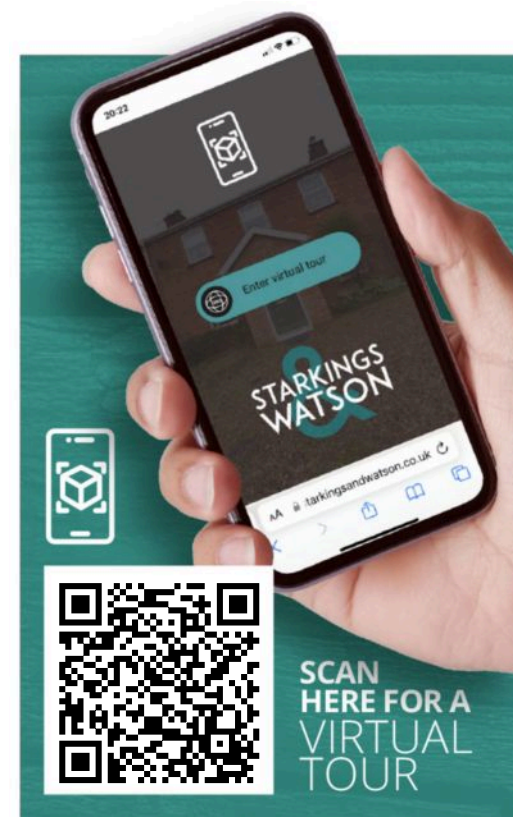
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



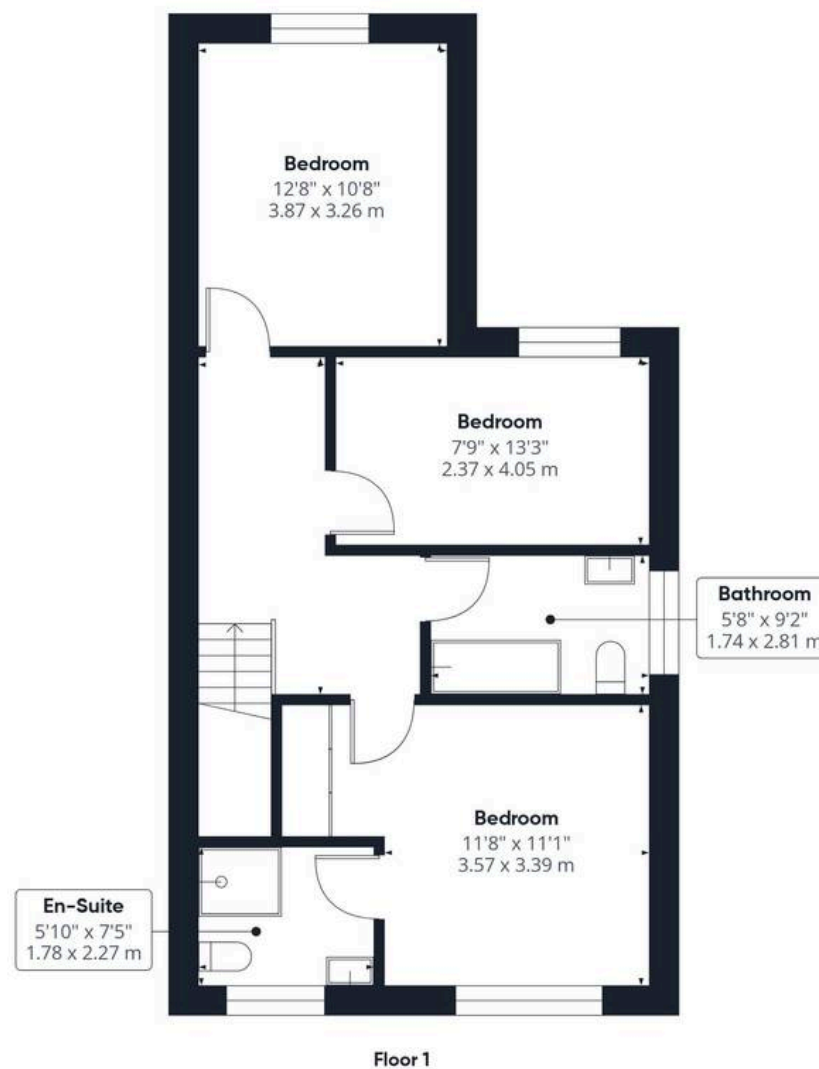




THE GREAT OUTDOORS

As you leave the property via the family room, a large patio seating area opens up creating the ideal space for entertaining and al fresco dining. Gated access leads to the front and a door takes you to the garage, whilst an area of timber decking separates the patio and lawn area. The main lawned area is enclosed with timber panel fencing to two sides, with mature hedging at the far end along the range of mature planting, shrubbery and trees. The expansive garden offers huge potential for further landscaping, with various storage options and the oil tank screened behind fencing. The garage itself is accessed via an up and over door to front, window to side, door to side, storage above, power and lighting.





Approximate total area⁽¹⁾
1248 ft²
115.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.