



53 CHAPEL ROAD

MORLEY ST BOTOLPH, WYMONDHAM, NR18 9TF



An attractive and well-presented semi-detached cottage in a sought-after village convenient for Wymondham College.

The property is a charming and well-presented semi-detached cottage in a sought-after location and very convenient for Wymondham College. It has been used as a successful AirBnB and has spacious accommodation.

The front door opens to the sitting room with stairs to the first floor and an open fireplace with woodburning stove. The kitchen/dining room is to the rear overlooking the garden. It is fitted with a comprehensive range of units. A folding door leads to a lobby giving access to the separate utility room with a WC. On the first floor are three double bedrooms and a family bathroom with modern three piece sanitaryware.

To the front of the property is a parking area for two cars bordered by an established hedge. A side gate gives access to the delightful established garden which is laid principally to lawn. There is a large gravel area for alfresco dining.

LOCATION

Morley St Botolph is a small unspoilt village approximately 2 miles from the A11.

The property is well placed for the renowned Wymondham College and private education for girls is available at Hethersett. In addition, is the Norwich School in Cathedral Close, Town Close Prep School, both co-educational and the High School for Girls in Norwich. The historic City of Norwich is 14.5 miles offering a gateway to the Norfolk Broads and the coast. The market towns of Attleborough and Wymondham are about 4 miles distant, which offer a range of shopping, sporting facilities/clubs, banking facilities and excellent schools. There are also rail services from Wymondham and Attleborough with trains to Cambridge and Norwich.

SERVICES

Oil fired central heating. Mains electrics, water and drainage are connected to the property. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)



3



1



1



3 Miles



EPC





LOCAL AUTHORITY
South Norfolk District Council
Council Tax Band B

ENERGY PERFORMANCE

E Rating

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us if you would like to discuss.

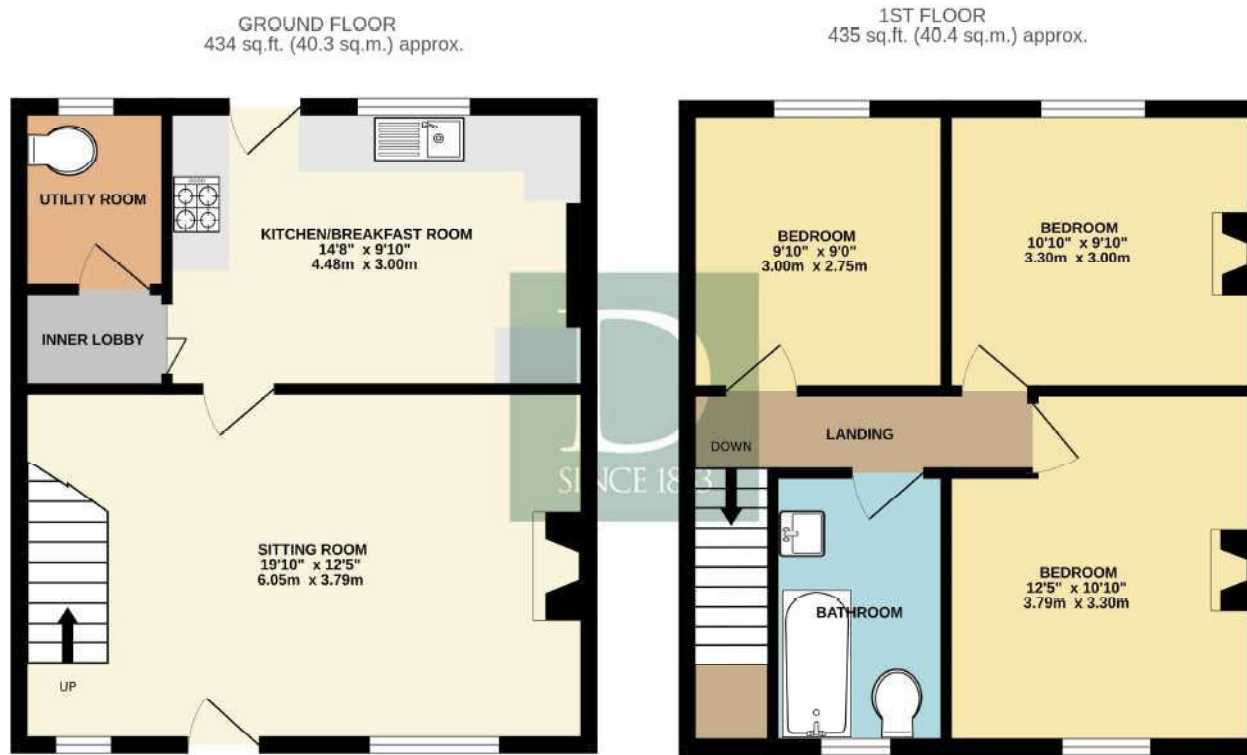
AGENT'S NOTE

Please note the property has a right of way across the front section of the drive of 53A Chapel Road to access the parking to the front.





FLOOR PLAN



TOTAL FLOOR AREA : 869 sq.ft. (80.7 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.
Made with Metropix ©2025

Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

Durrants, 2b Market Hill, Diss, Norfolk,
IP22 4JZ

Tel : 01379 642233

Email : diss@durrants.com

