



welcome to

Chapelfields, Cromer Road, Thorpe Market, Norwich

IDEAL FAMILY HOME

This immaculately presented Four Bedroom, Semi-detached Family Home with ample driveway parking, gated driveway and south west facing rear garden, is situated within easy commuting distance of Cromer and North Walsham!













Description

Situated in the popular village of Thorpe Market, within easy commuting distance of the popular towns of Cromer and North Walsham, and close proximity to countryside walks and public houses, this semi-detached house needs to be viewed to be fully appreciated.

The property offers accommodation comprising Entrance Porch leading into Entrance Hall, high specification Kitchen with Dining Area, formal Living Room and Cloakroom on the ground floor. On the first floor you will find 4 Bedrooms and a Family Bathroom.

Externally, the property offers a driveway with ample off-road parking and a gated entrance to the front. The rear of the property benefits from a south-west facing, fully enclosed rear garden with garden shed, lawn and patio areas bordering flower beds and a private entrance to the bordering playing field, which has a footpath leading to Gunton Station & The Suffield Arms. Viewing is essential to fully appreciate this lovely home!

Entrance Porch

Door to front aspect, window to side aspect and tiled flooring.

Entrance Hall

Wood effect tiled flooring and staircase to the first floor.

Cloakroom

WC, wash hand basin, towel rail, under stairs cupboard and double glazed window to the rear aspect.

Living Room

17' 1" x 11' 3" (5.21m x 3.43m)

Wood burning stove with tiled surround, double glazed window to the front aspect, patio doors to the rear aspect, wall lights, two radiators and laminate flooring.

Kitchen/ Diner

20' 3" x 17' 1" (6.17m x 5.21m)

Contemporary fitted kitchen with range of wall and base units with work surfaces over, breakfast bar, integrated dishwasher and freezer, ceramic sink with drainer, 2nd additional Belfast style sink, space for American style fridge/freezer, range style cooker with cooker hood, utility cupboard, spotlights, radiator, tiled splash back, tiled flooring, stable style door to the side porch, double glazed windows to the front and rear aspect and patio doors to the rear aspect.

Side Entrance Porch

Doors to the front and rear, selection of tall wall cupboards, spotlights and laminate flooring.

First Floor Landing

Access to loft space, radiator, double glazed window to the rear aspect and wooden flooring.

Bedroom One

16' 11" x 13' 3" (5.16m x 4.04m)

Double glazed window to the front and rear aspects, wall lights, spotlights, radiator and laminate flooring.

Bedroom Two

11' 4" x 8' 6" (3.45m x 2.59m)

Double glazed window to the front aspect, radiator and laminate flooring.

Bedroom Three

13' x 7' 2" (3.96m x 2.18m)

Double glazed window to the front aspect, radiator and carpeted flooring.

Bedroom Four

8' 6" x 8' 2" (2.59m x 2.49m)

Double glazed window to the rear aspect, radiator and laminate flooring.

Bathroom

Suite comprising of bath with rainfall shower over, WC, wash hand basin, extractor fan, two heated towel rails, shaving point, part-tiled walls, tiled flooring and double glazed window to the rear aspects.

Exterior

The front of the property offers ample driveway parking with a gated entrance.

The rear of the property benefits from a south-west facing, good sized, fully enclosed garden with mature shrubs and plants, bordering flower beds, lawn and patio area and a good sized timber shed. A gate at the rear of the garden leads to the bordering recreation field with children's play equipment.





welcome to

Chapelfields, Cromer Road, Thorpe Market

- **Ideal Family Home**
- Four Bedrooms
- Two Reception Rooms
- High Specification Kitchen
- South-West Facing Garden
- Commutable to Cromer And North Walsham Town

Tenure: Freehold EPC Rating: D

offers in excess of

£375,000



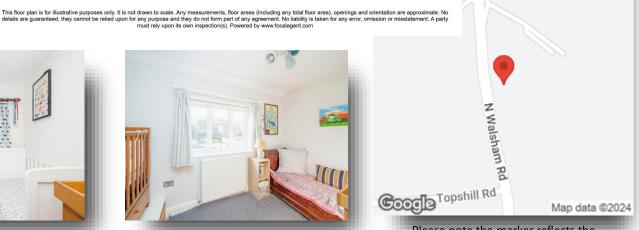


First Floor









Please note the marker reflects the postcode not the actual property

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Property Ref: NWM108753 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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