



Chapel Terrace, Smallburgh Norwich NR12 9LZ

welcome to

Chapel Terrace, Smallburgh Norwich

WALK IN AND SEE THE SPACE. This spacious and extended Family Home is pleasantly located in a Semi Rural position but has great links to neighbouring towns of North Walsham, Stalham and Wroxham and a short drive to the fantastic beaches.



Entrance Porch

having entrance door and inner door giving access to Lounge.

Lounge

15' 4" max x 11' (4.67m max x 3.35m)
having window to front, dado rail, two radiators and arch opening to Sitting Room/Dining Room.

Sitting Room/Dining Room

10' x 10' 11" (3.05m x 3.33m)
measurements exclude recess area giving access to stairs. With fireplace having inset multi fuel burner set on hearth. Dado rail, four wall lights and radiator.

Kitchen

8' 2" x 14' 11" (2.49m x 4.55m)
with lantern light sky window, range of units at base and wall level having sink, rolled edged worktops and tiled splashback. Extractor hood, windows to side and interior door to Conservatory.

Conservatory

7' 11" x 12' (2.41m x 3.66m)
of half glazed construction, tiled floor. French doors to garden. Wall mounted heater.

Utility Room

9' 7" x 6' 8" (2.92m x 2.03m)
having units at base and wall level, rolled edged worktop over and space and plumbing for automatic washing machine. Loft access.

Bathroom

having panelled bath with mixer tap and shower head. Wash hand basin and low level WC. Tiled splashback. Window to rear and towel radiator.

First Floor Landing

having stairs from Sitting Room/Dining Room with radiator and loft access.

Bedroom 1

10' x 10' 11" min (3.05m x 3.33m min)
having sloping ceilings, window to rear, built in wardrobe cupboard and radiator.

Bedroom 2

7' 11" x 11' 1" (2.41m x 3.38m)
having sloping ceilings, window to front and radiator.

Bedroom 3

7' x 8' (2.13m x 2.44m)
having sloping ceilings, window to front and radiator.

Outside

Set on a large attractive mature garden. Set back behind a gravelled driveway offering parking for several vehicles.
To the rear the garden is broken up into areas with patio to the immediate rear of the Conservatory, lawn areas with planting. Hedging to side. Open view across adjoining farmland.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Chapel Terrace, Smallburgh Norwich

- Spacious Extended Family Home with Field Views to Rear
- Sociable Ground Floor Accommodation with Conservatory overlooking Garden
- Large Mature Garden backing onto Farmland
- Great Links to Neighbouring Towns, The Broads and Beaches
- Off Road Parking for Several Vehicles

Tenure: Freehold EPC Rating: Awaited

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWS107493 - 0002

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