





## Eversley, Chapel Road

### Offers in Excess of £650,000

Set on a generous 0.95-acre plot in the sought-after rural village of Foxley, this well-presented and spacious four-bedroom detached home offers the perfect blend of countryside living with modern comfort — ideal for growing or established families.

#### On the Ground Floor

The property welcomes you via a practical entrance porch into a wide entrance hall, which flows into a cosy snug area — a great space for greeting guests or relaxing. A cloakroom/WC is conveniently positioned nearby.

At the heart of the home is a bright and inviting 25ft living room, complete with a characterful inglenook fireplace and wood burner, perfect for cosy evenings. The spacious formal dining room and living room both connect to light-filled conservatory/sunroom which leads onto the garden — ideal for both entertaining and day-to-day family life.

The contemporary kitchen features a range of units at both base and eye level. Centred around a functional island. A dedicated breakfast area adds further practicality and space.





## On the Second Floor

Upstairs, there are four bedrooms all generously sized. The main bedroom includes its own en-suite shower room, while the remaining rooms are served by a well-appointed four-piece family bathroom. Bedroom four also benefits from a versatile snug/dressing area, perfect as a home office or reading nook. All rooms are accessed from a spacious central landing.

## Outside

Outside, the home sits well back from the road, sheltered by mature trees and is approached via a long private driveway leading to a spacious shingled area with ample parking and a double garage (42'6" X 19'11") with electric roller doors. To the rear, the landscaped garden enjoys mature trees, lawned areas, and a paved patio – ideal for outdoor dining or simply enjoying the peaceful surroundings.

This is a rare opportunity to secure a substantial family home with space inside and out, all within a desirable Norfolk village setting.







### Situation

Foxley is a widespread village on the A1067 Norwich to Fakenham Road and about 1 mile from the village of Bawdeswell, and 5 miles from the thriving market town of Reepham. Bawdeswell has good local facilities and Reepham has an excellent school and sixth form centre.

### Directions

To find the property leave Reepham Market Place on the B1145. Take the right hand turning at the Bawdeswell Garden Centre junction and proceed along Fakenham Road B1145. Take the third turning on the left onto Old Fakenham Road. Proceed along and take the first right hand turn into Chapel Road, where the property will be found on the left hand side at the bottom of the no-through road.



### Services

Oil central heating. Mains water and electricity are connected. Private drainage.





### Useful Information (where is the nearest?)

Doctors – North Elmham surgery (4.5 miles) or Reepham Surgery (6 miles)

Dentist – Reepham Dental Centre ( 6.5 miles) or Bupa Dental Care, Dereham (7 miles)

Hospital – Norfolk & Norwich University Hospital (17.5 miles)

Bawdeswell Primary School – (0.6 miles) or Foulsham Primary School (2.8 miles)

Reepham High School and Sixth Form College – (5.5 miles) (Serviced by school bus)

Train Station – Norwich (16.4 miles)

Airport – Norwich International Airport (13.5 miles)

**For further information and to arrange your viewing, please contact our friendly and professional staff.**

This property is being marketed by our Reepham office and the property reference is AR0230.



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also, if there is anything in particular that you require clarification on – call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

2890 ft<sup>2</sup>

268.5 m<sup>2</sup>

Reduced headroom

2 ft<sup>2</sup>

0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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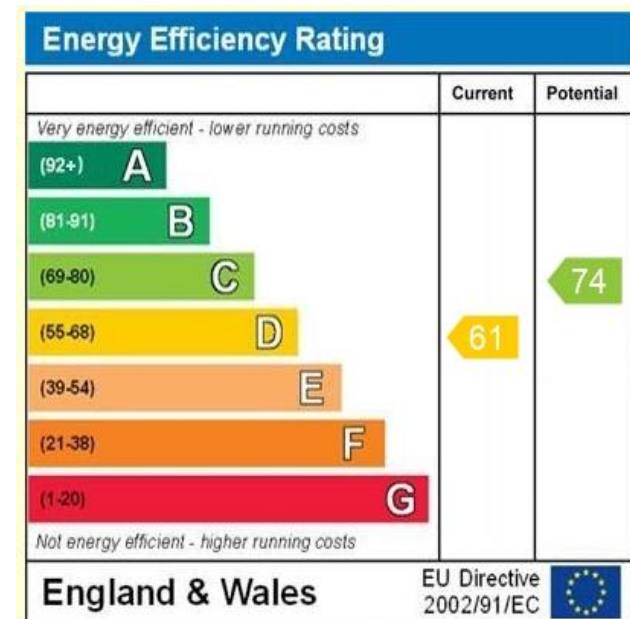
## Energy Performance Certificate (EPC)

The graph below shows this property's current and potential energy efficiency.

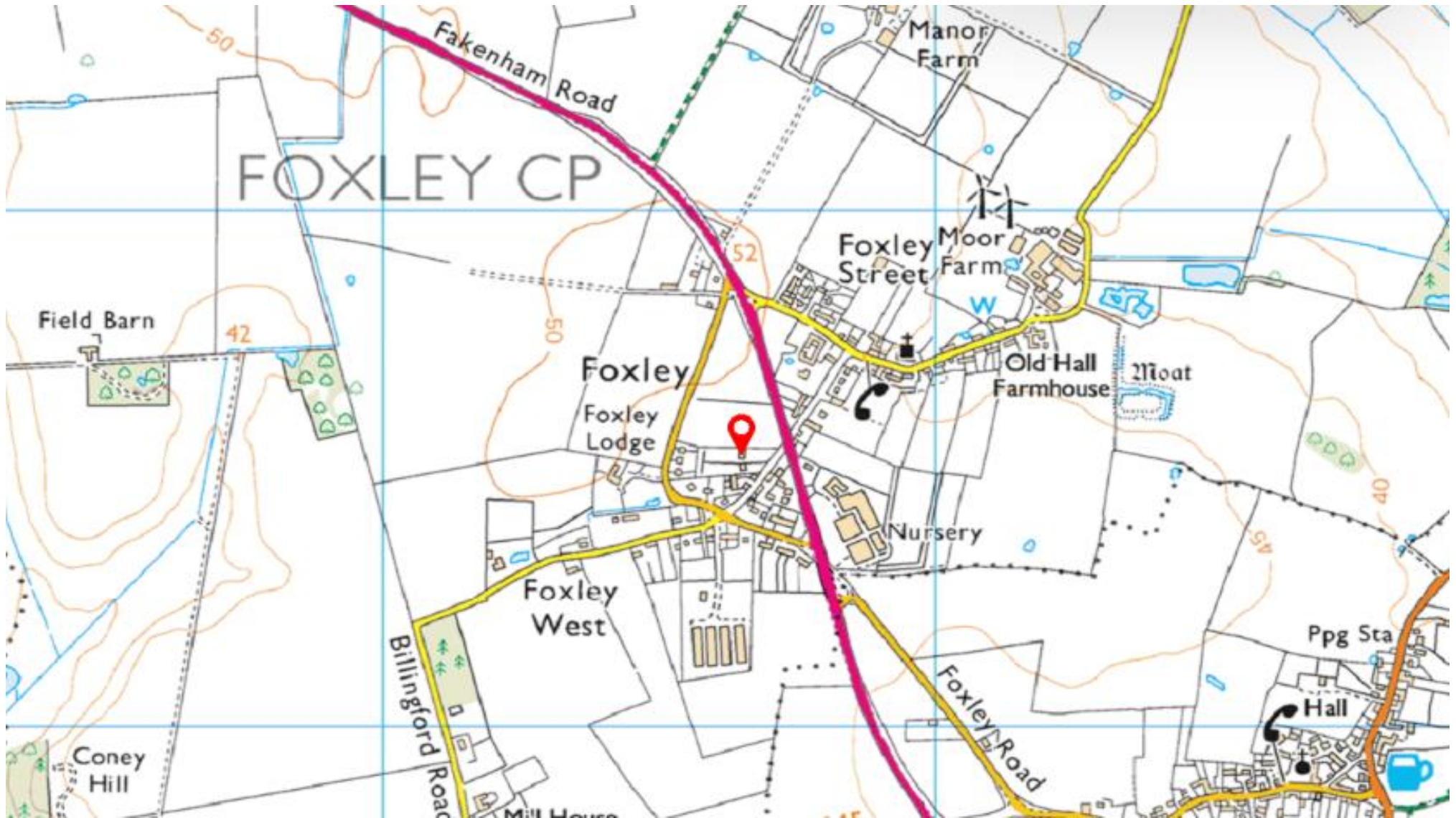
Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).



The full EPC report can be found at – <https://find-energy-certificate.service.gov.uk/energy-certificate/0635-7724-5400-0088-9222>



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