



THE STORY OF
8 Broadland Views
Cantley, Norfolk

SOWERBYS



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8 Broadland Views

Cantley, Norfolk
NR13 3QH

Fine Modern Home

Dual Aspect Sitting Room

Dining Room

Modern Well-Fitted Kitchen Breakfast Room

Cloakroom and Utility with Pantry Cupboard

Four Well-Appointed Bedrooms

En Suite Shower Room and Family Bathroom

Drive with Double Garage

Established Well-Landscaped Garden

Corner Plot with Fine Church Views

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This superb modern well-proportioned home is located on a corner plot of a small private development. Adjoining open countryside and fine views of St Margarets Church. The well presented accommodation comprises a welcoming entrance hall, dual aspect sitting room with a feature fireplace, patio doors leading out on to the well landscaped garden.

The sociable dining room is just off the sitting room and a perfect place to entertain. The modern well fitted kitchen breakfast room is both bright and airy. Plenty of storage and workspace as well as room for table. In addition and completing the ground floor is a cloakroom and utility room with pantry cupboard and access on to the side terrace.

The first floor is home to four well appointed bedrooms. The principle has a modern well-fitted en-suite shower room and a separate family bathroom serving the three remaining bedrooms.

The property is access of Burnt House Road on this small development. Tucked away in the corner this fine home has plenty of parking, double garage and lawned front garden. To the rear, the garden has been well landscaped with lawn, well stocked shrub borders, established hedging, superb terrace. Once to the rear and one to the side. Not to mention fine field views with St Margarets church in the distance.



A beautifully presented home designed for both comfort and entertaining.

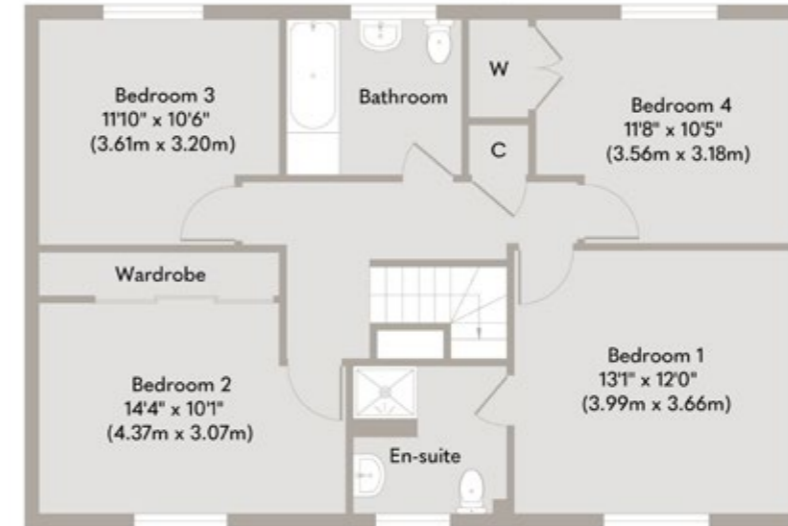




A superb modern home set on a private corner plot with open countryside views.



Ground Floor
Approximate Floor Area
797 sq. ft
(74.09 sq. m)



First Floor
Approximate Floor Area
797 sq. ft
(74.09 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Cantley

PEACEFUL LIVING BY THE BROADS

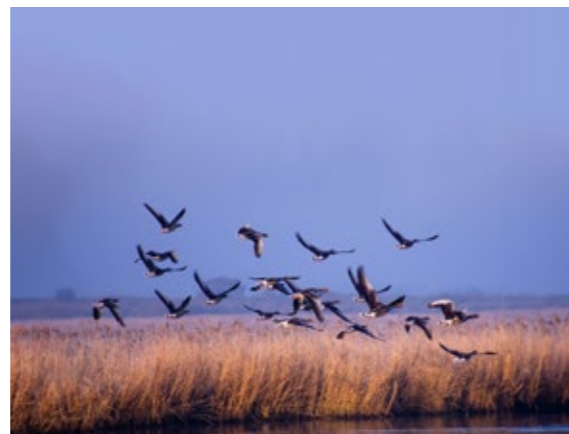
Cantley is a picturesque village situated on the banks of the River Yare, in the heart of the Norfolk Broads—one of the UK's most treasured national parks, celebrated for its beautiful waterways, diverse wildlife, and peaceful rural charm. Surrounded by open countryside and serene river views, Cantley offers an idyllic setting for those seeking a quieter pace of life, while still enjoying convenient links to surrounding areas.

The village enjoys excellent transport connections, with its own railway station offering regular services to Norwich, Great Yarmouth, and Lowestoft—making it a popular choice for commuters and those needing easy access to both the city and coast. Norwich city centre is just under 30 minutes away by train or car, providing a wealth of shopping, dining, cultural attractions, and entertainment options.

Cantley itself offers a close-knit community feel with local amenities including a well-regarded primary school, village hall, and the much-loved Reedcutter Inn, a traditional riverside pub known for its warm atmosphere and views over the river.

Outdoor enthusiasts are well catered for, with access to numerous scenic walking and cycling routes, birdwatching spots, and opportunities for boating along the Broads. The surrounding area is dotted with charming villages, historic sites, and nature reserves, offering something for everyone to explore.

Combining rural tranquillity with practicality and connectivity, Cantley is an ideal location for families, retirees, or anyone looking to enjoy the best of Norfolk countryside living.



Note from Sowerbys



“A peaceful setting with field views and a sense of space.”

Countryside Views



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 6200-0130-0822-8526-3653

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///shunts.haunts.hagging

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SOWERBYS

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