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15 Church Close, Buxton, Norwich, NR10 5ER

A detached three-bedroom family home, offered with no onward chain and presenting an excellent opportunity for modernisation and personalisation. Situated in the picturesque riverside village of Buxton, the property enjoys a peaceful setting close to the gently winding River Bure, which separates the village from neighbouring Lammas at the historic Buxton Water Mill. Renowned for its strong sense of community, Buxton offers a range of local amenities including a village store, fish and chip shop, pre-school, primary school, and a well-regarded public house, making it an ideal location for families and those seeking village life.

Set back from the road, the property is approached via a brick-weave driveway providing off-road parking, access to a carport and garage, and a neatly maintained front lawn. To the rear, a paved terrace creates the perfect setting for outdoor dining and entertaining, leading onto an enclosed lawned garden bordered by mature hedging. A timber garden shed provides useful storage, while the woodland backdrop offers an attractive sense of privacy and seclusion.

Internally, the property offers spacious and versatile accommodation with excellent potential to create a superb family home. A welcoming entrance hall provides access to a separate dining room, which could alternatively serve as a fourth bedroom, together with a kitchen/breakfast room and a generous sitting room centred around a feature fireplace. Double doors open into a bright garden room, ideal as a study, family room, or additional reception space, complemented by a ground-floor shower room. Upstairs, there are three well-proportioned bedrooms, the principal benefiting from built-in storage, together with a family bathroom.

The property's appeal is further enhanced by its excellent location. The nearby Broads villages of Wroxham and Hoveton, often regarded as the gateway to the Norfolk Broads, offer riverside cafés, restaurants, boat hire, independent shops, and the renowned Roys department store. The thriving market town of Aylsham lies approximately four miles to the north-west, while the historic city of Norwich and the beautiful North Norfolk coastline are both within a comfortable thirty-minute drive, providing the perfect balance of village charm, countryside living, and modern convenience.



Detached



House



Older



2 Bathrooms



3 Receptions



3 Bedrooms



Tax Band C

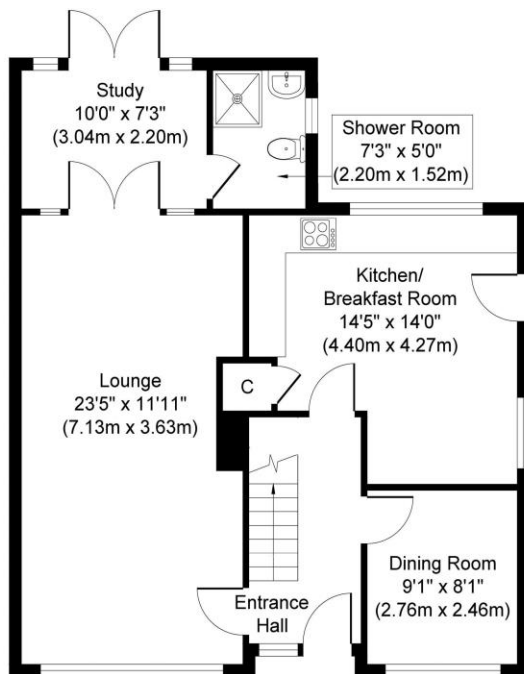


Off-Road
Parking

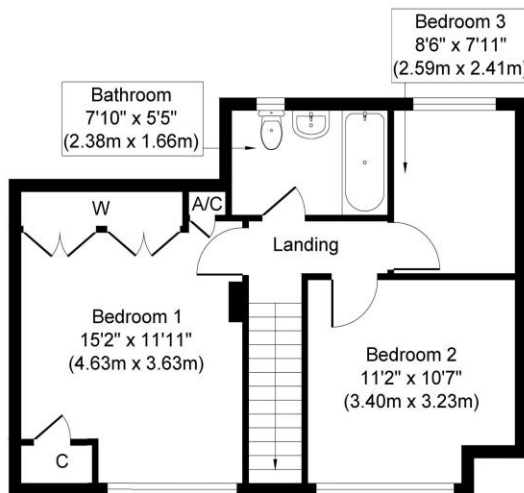


Carport &
Garage

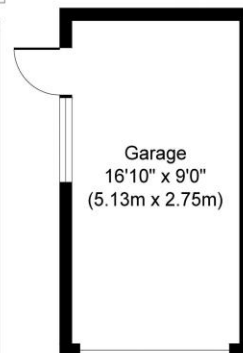




Ground Floor
Approximate Floor Area
723 sq. ft
(67.20 sq. m)



First Floor
Approximate Floor Area
463 sq. ft
(42.97 sq. m)



Garage
Approximate Floor Area
152 sq. ft
(14.10 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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