



7 Church Close, Trunch

Minors & Brady



7 Church Close

Trunch, North Walsham

Being sold chain-free, this attractive two-bedroom chalet-style home offers an appealing combination of modern improvements, versatile accommodation, and an impressive corner plot within the peaceful village of Trunch. Ready to move into, the property benefits from a newly fitted kitchen and bathroom, a generous lounge and dining area, complete with a multi-fuel or wood-burning stove, and a newly built, generously sized porch providing a welcoming entrance. A substantial outbuilding with electricity and water, as well as plumbing for a toilet and drainage facilities, offers excellent potential for a studio, workshop, or dedicated home office. With established gardens, ample driveway parking, and the added appeal of a quiet cul-de-sac position, this is a home that combines immediate comfort with exciting flexibility for the future.

- Chain free, freshly modernised property offering a straightforward move with no onward purchase to wait for
- Open plan kitchen and dining area, providing a sociable setting for family meals and entertaining
- Newly fitted kitchen with a practical layout and modern fittings, creating a fresh space for everyday cooking
- Spacious lounge featuring a fireplace, providing a comfortable central living space
- Two well proportioned double bedrooms arranged across the first-floor
- Recently fitted bathroom with a modern three-piece suite
- Substantial outbuilding with electricity and water, offering excellent potential for a studio, workshop or garage conversion, subject to any necessary consents
- Generous corner plot with outdoor space and established planting, providing scope for gardening, outdoor dining or further landscaping





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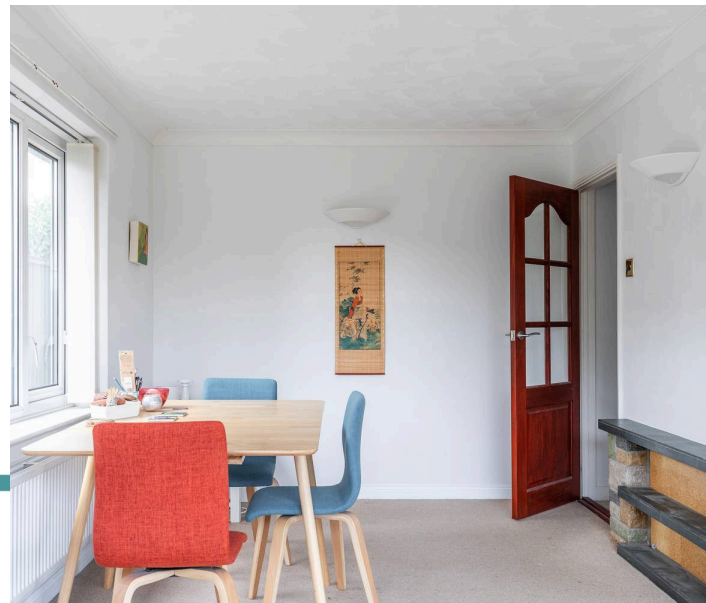
Trunch, North Walsham

- Quiet cul-de-sac position in the rural village of Trunch, combining a peaceful setting with the convenience of village surroundings
- Move-in ready accommodation, ideal for buyers looking to settle in without the need for immediate updating

Location

Located in the charming village of Trunch in Norfolk. Located just a few miles inland from the stunning North Norfolk coast, Trunch combines the tranquillity of rural living with easy access to coastal delights. The village itself exudes a quintessential English charm, with its traditional cottages, historic buildings, and sense of community. Nature lovers will find themselves captivated by the surrounding countryside.

Trunch is surrounded by lush green fields, meadows, and woodland, providing ample opportunities for leisurely walks, cycling, and exploring the natural beauty of the Norfolk landscape. The nearby coastline offers breathtaking views, pristine beaches, and nature reserves, where visitors can spot a variety of bird species and enjoy coastal walks. Trunch boasts a range of amenities and activities to enjoy. The village has a village hall hosting various events and gatherings, and a charming local pub where residents can socialize and unwind. The nearby town of North Walsham provides additional amenities, including shops, supermarkets, and leisure facilities.



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Church Close

The newly built porch provides a practical and welcoming entrance leading through to a spacious lounge and dining area, offering a comfortable setting for relaxing, entertaining, or enjoying time with family and friends. Large windows allow natural light to fill the room, while the multi-fuel or wood-burning stove creates an inviting focal point and provides additional warmth during the colder months. The open layout provides flexibility to arrange the space around individual needs. Whether creating a dedicated dining area, a cosy reading corner, or somewhere to work from home, the proportions offer plenty of scope to make the most of the accommodation.

The newly fitted kitchen and breakfast room forms a practical and sociable part of the home, with contemporary units, generous worktop space, and room for informal dining. Its layout is well suited to everyday cooking, with a bright and welcoming feel that makes it a pleasant place to start the day. A separate utility room provides valuable additional space for laundry and household tasks, helping to keep the main kitchen organised. A large pantry, complete with a new door, provides valuable additional storage for groceries and kitchen essentials.

Upstairs, the two bedrooms offer comfortable accommodation, with flexibility for couples, small families, or those looking for a guest bedroom alongside a home office. The newly fitted bathroom adds to the property's ready-to-move-into appeal, providing a fresh and practical space to complete the accommodation.







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The property occupies a generous corner plot, with gardens providing room for outdoor dining, gardening, or simply enjoying the surroundings. The established planting adds interest, while the additional space offers scope for buyers to personalise the garden to suit their preferences. A sizeable driveway provides ample off-road parking, adding further everyday convenience.

A real highlight is the separate outbuilding, which benefits from both electricity and water, along with plumbing for a toilet and drainage facilities. This versatile space could suit a range of uses, including a creative studio, workshop, home office, or hobby room, subject to the intended use and any necessary permissions. The existing services add to its potential, offering useful flexibility beyond the main house.

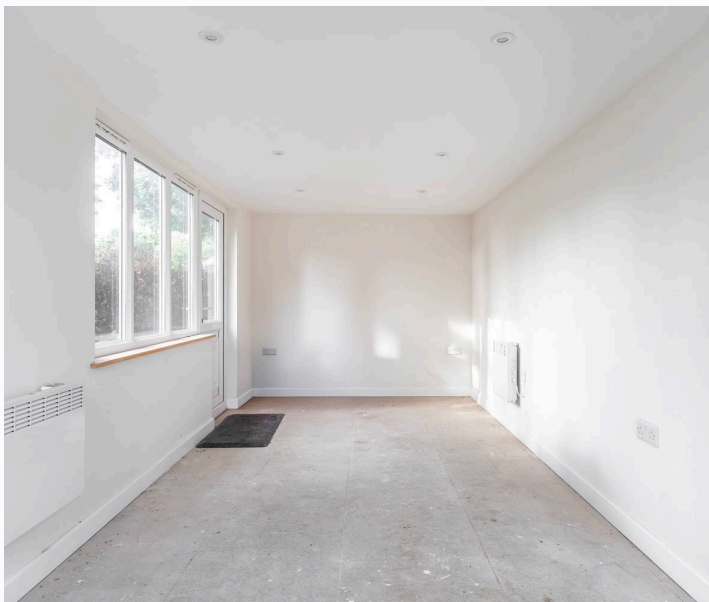
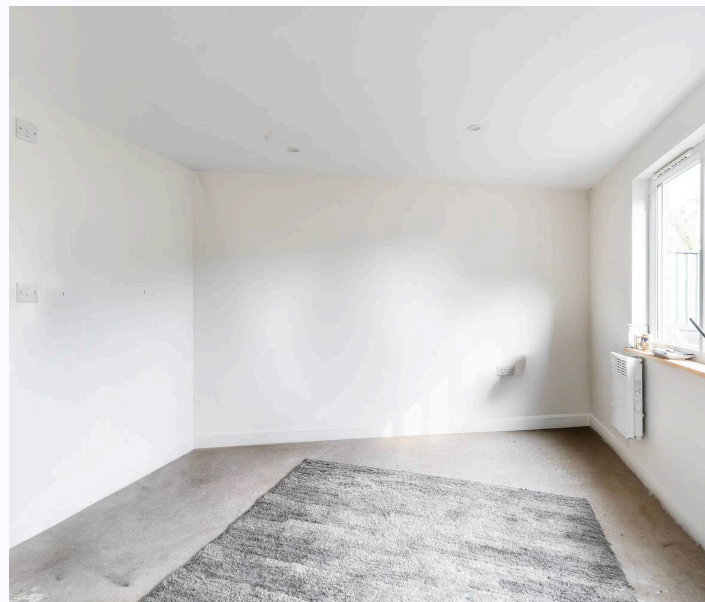
Set within a quiet cul-de-sac, the property offers a more peaceful pace of life while remaining within reach of the surrounding North Norfolk villages and coastal attractions. With its modern updates, generous plot, useful outbuilding, and chain-free position, this is an appealing opportunity for buyers seeking a home they can move straight into while still having the freedom to make it their own.

Agent's Note

This property will be sold freehold, connected to mains water, electricity, gas and drainage.

This property has gas central heating.

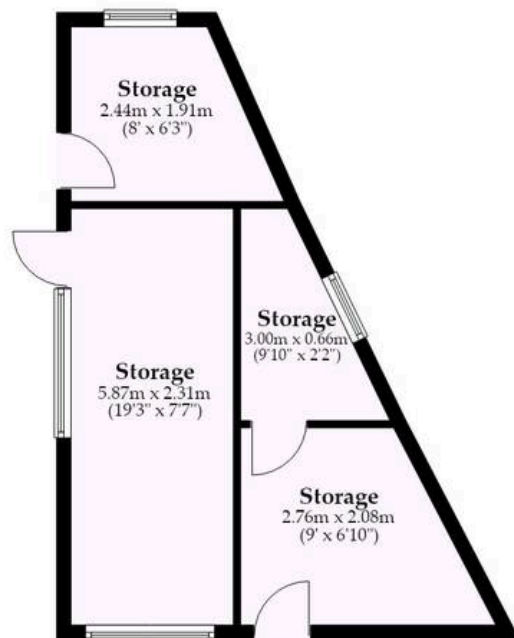
Council Tax Band: C



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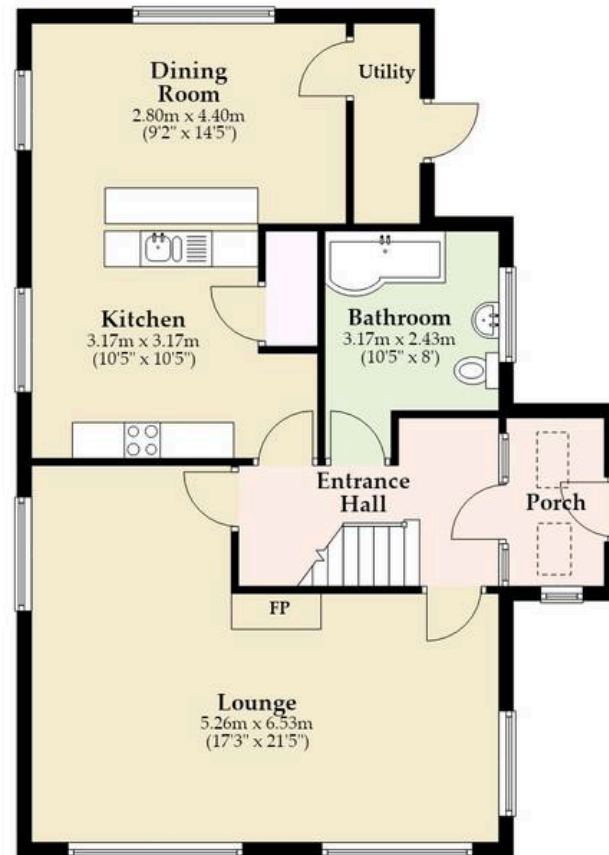
Outbuilding

Approx. 32.5 sq. metres (349.8 sq. feet)



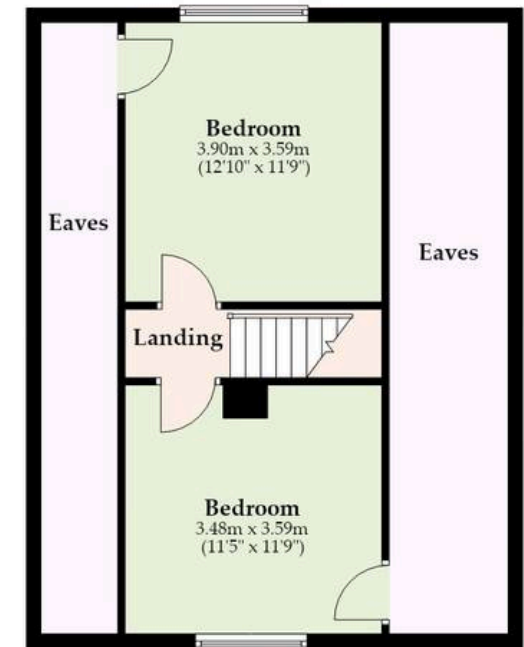
Ground Floor

Approx. 74.9 sq. metres (806.1 sq. feet)



First Floor

Approx. 55.7 sq. metres (599.7 sq. feet)



Total area: approx. 163.1 sq. metres (1755.6 sq. feet)

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

Plan produced using PlanUp.

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01603 783088



6 Church Road, Hoveton, NR12 8UG

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