



**STOBART
& HURRELL**

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6 Chapel Road, Trunch, Norfolk, NR28 0QG

A charming semi-detached cottage, nestled in the heart of the picturesque North Norfolk village of Trunch, offering an idyllic blend of character, comfort, and village living. Renowned for its strong sense of community, Trunch is home to the magnificent 14th-century St Botolph's Church, a traditional village pub, and a thriving community centre. A wider range of amenities, including supermarkets, schools for all ages, healthcare facilities, and rail links to Norwich with onward connections to London, can be found in the nearby market town of North Walsham.

Set back from the road, the property is approached via a neatly maintained front lawn, while a gravel driveway to the side provides ample off-road parking, access to a garage and adjoining workshop, together with the added convenience of an electric vehicle charging point. The enclosed rear garden offers a private and tranquil outdoor retreat, featuring a paved terrace ideal for alfresco dining and entertaining, beautifully stocked flower borders, and gated access to the garage, combining practicality with an attractive setting.

The property is further enhanced by the benefit of installed solar panels, improving energy efficiency and helping to reduce running costs. Well-presented throughout, an enclosed entrance porch opens into a welcoming hallway, providing access to the kitchen, family bathroom, and a separate dining room that flows seamlessly into the comfortable sitting room. Double doors open directly onto the rear garden, creating a wonderful connection between the indoor and outdoor living spaces. Upstairs, there are three well-proportioned bedrooms, one benefiting from built-in storage, together with a convenient cloakroom.

The property's appeal is further enhanced by its enviable location, within easy reach of both the stunning North Norfolk coastline and the renowned waterways of the Norfolk Broads National Park, offering endless opportunities for walking, boating, and wildlife watching. The historic city of Norwich, approximately nineteen miles away, provides an extensive selection of shopping, restaurants, cultural attractions, and mainline rail services to London Liverpool Street, making this an exceptional home for those seeking the very best of Norfolk village life.



Semi Detached



House



Older



1 Bathroom
1 Cloakroom



2 Receptions



3 Bedrooms



Tax Band B

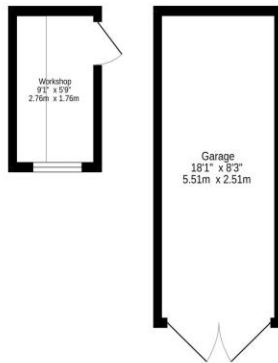


Off-Road
Parking

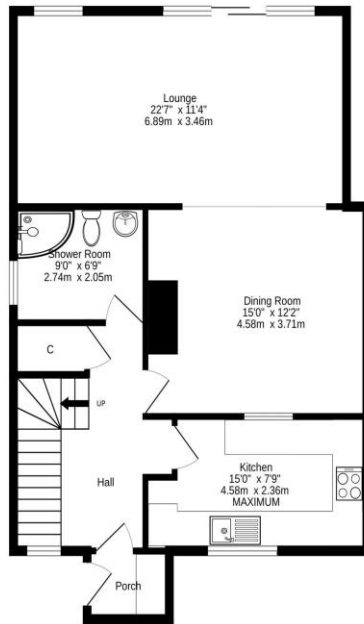


Garage & workshop

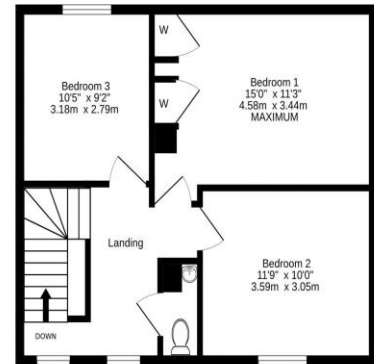




Garage & Workshop
201 sq.ft. (18.7 sq.m.) approx.



Ground Floor
749 sq.ft. (69.6 sq.m.) approx.



1st Floor
484 sq.ft. (45.0 sq.m.) approx.

TOTAL FLOOR AREA : 1433 sq.ft. (133.2 sq.m.) approx.

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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