

31 Chapel Street,
Barford, NR9 4AB

£395,000 Freehold


warners
RESIDENTIAL



- * Renovated detached family home
- * Three bedrooms
- * Contemporary kitchen/diner
- * Four piece modern fitted bathroom suite
- * Oil fired central heating with modern boiler
- * Newly fitted carpets in majority of home
- * 0.24 of an acre plot (stms)
- * Driveway
- * Garage & two attached brick-built outbuildings
- * Large private rear garden



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13 Market Street, Wymondham NR18 0AJ



The property...

This detached family home, positioned in a quiet village with excellent access to Norwich, has been renovated in recent years to include a luxurious kitchen diner. The property occupies a 0.24-acre plot featuring a large driveway, garage, outbuildings and a generous sized, private rear garden.

Situated on a quiet village road with a pleasant outlook, the home has been transformed by the current owners over the last six years. Upgrades include a luxurious, shaker-style kitchen fitted with oak work surfaces, a breakfast bar, and "tumbled travertine" tiled flooring. Additionally, the property features a luxurious four-piece bathroom suite, lounge with woodburning stove, a modern oil-fired central heating boiler and recently fitted carpets throughout the majority of the home.

Further benefits include double-glazed windows and doors throughout, oil-fired radiator central heating and ample storage. This includes a large downstairs cupboard with excellent potential for conversion into a downstairs wc (subject to drainage connection). Upstairs, two of the bedrooms feature built-in double wardrobes.

Outside, the home truly comes into its own. The front boasts a large gravel driveway enclosed by picket fencing, alongside a garage with two separate, attached brick outbuildings, perfect for use as workshops, studios, or potential home office conversions. The expansive rear garden offers large lawn areas, an allotment, storage shed and a dedicated children's play area with a treehouse.

Location...

Barford is a highly sought after village in South Norfolk having a County Primary School, C of E Church and active village hall. There are two commercial hubs, one being the former garage now car sales and services offices and the industrial area providing local employment. Barford has a public house called The Crazy Cow. Situated approximately four miles north of the historic market town of Wymondham with Norwich city centre, The UEA, Norfolk and Norwich Hospital and science parks only a short distance to the east. There is ready access to the major transport links.

Hall

Double glazed door and windows, radiator, under-stair storage cupboards, large storage cupboard with pocket door.

Lounge

Double-glazed windows and French doors to garden, radiator and fireplace with wood-burning stove, timber mantel and tiled hearth.

Kitchen/Diner

Dual-aspect windows, fitted kitchen with Shaker-style wall and base units, oak work surfaces and upstands, butler-style sink, double oven, ceramic hob, stainless steel extractor fan and wine fridge. Includes a breakfast bar, space for an American-style fridge/freezer, plumbing and space for dishwasher and washing machine, radiator and tumbled travertine tiled flooring.

Landing

Double glazed window and airing cupboard.

Bedroom One

Double glazed window, built in double wardrobe and radiator.



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Bedroom Two

Double glazed window, built in double wardrobe and radiator.

Bedroom Three

Double glazed window, fitted wardrobe and radiator.

Bathroom

Double glazed window, bath with mixer tap and shower attachment, shower cubicle with curved glass screen, wash hand basin, low-level vanity unit, wc and heated towel rail.

Outside

To the front is a large gravel driveway, partly enclosed by picket fencing and shrub borders, leading to double wooden gates, the garage, and two attached brick outbuildings. To the rear is a large garden with lawned areas, an allotment, trees, patio, storage shed, side access and children's play area featuring a treehouse.

Garage & Outbuildings

The garage is accessed via an up-and-over door having a window and door to side. To the side is an additional outbuilding with a wooden front door.

To the rear is a second outbuilding featuring a window and a door to the garden. All outbuildings benefit from power and lighting.

Agents Note - To comply with AML regulations £25 plus vat (£30 inclusive of vat) is charged to each buyer which covers the cost of the digital ID check. The checks will be conducted by Hipla, who will contact buyers directly to arrange payment of £30 per report.



Office Hours

Mon-Fri 9am-5.30pm

Sat 9am-3pm

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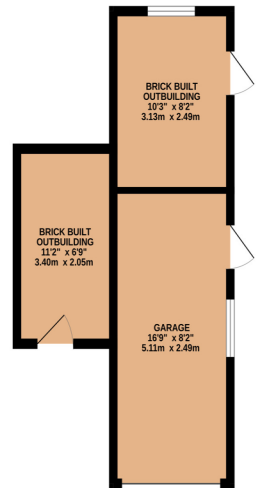
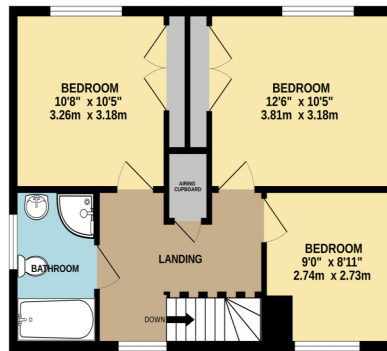
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GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.

1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.

GARAGE & OUTBUILDINGS
296 sq.ft. (27.5 sq.m.) approx.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | | |
| 39-54 | E | 44 E | |
| 21-38 | F | | |
| 1-20 | G | | |

TOTAL FLOOR AREA: 1286 sq.ft. (119.4 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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South Norfolk Council Tax Band C

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage, we would ask for your co-operation in order that there will be no delay in agreeing the sale.

CONSUMER PROTECTION ACT

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.

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