

24 Chapel Street,
Barford, NR9 4AB

Offers in the region of
£275,000 Freehold


warners
RESIDENTIAL



- * Detached property
- * Two double bedrooms
- * Spacious kitchen/dining room
- * Calor gas central heating
- * Driveway parking for approximately four vehicles
- * Solar panel system with battery backup installed in January 2026
- * Solar installation generating approximately 4.05kw
- * Low maintenance rear garden
- * Single garage



01953 604431

www.warnersprop.co.uk

sales@warnersprop.com

13 Market Street, Wymondham NR18 0AJ

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.

Directions...

From the B1108 Watton Road, turn into Cock Street, then right into Chapel Street.

What3words:///darkest.indoors.destroyer

Property...

A well presented detached home offering spacious accommodation, ample parking, energy-efficient solar panels with battery storage, and a low-maintenance garden, situated in the sought after village of Barford.

Accommodation**Entrance Hall**

Entrance door leading into the welcoming hallway with stairs rising directly to the first floor accommodation.

Lounge

A bright and comfortable reception room featuring a window to the front elevation, radiator, and attractive covered ceiling.

Kitchen/Dining Room

A spacious dual-aspect kitchen diner with door leading to the rear garden. Fitted with a one and a half bowl stainless steel sink unit, Calor gas hob, electric oven, wall-mounted boiler, plumbing for a dishwasher, radiator, and useful understairs storage cupboard.

First Floor Landing

Landing area with window overlooking the rear garden.

Bedroom One

A generous double bedroom with dual-aspect windows providing excellent natural light and radiator.

Bedroom Two

A further double bedroom with radiator and built-in airing cupboard.

Bathroom

Fitted with a three-piece suite comprising paneled bath with shower over, pedestal wash hand basin and. Fully tiled walls and electric towel rail.

Outside**Front Garden**

The property is screened from the road by a mature hedge, creating a good degree of privacy. The front garden is mainly laid to lawn with a driveway providing off-road parking for approximately four vehicles.

Garage

Single detached garage.

Rear Garden

The rear garden is south facing and designed for ease of maintenance, being mainly laid to lawn with a paved patio seating area, ideal for outdoor entertaining and relaxation.

Rating authority: South Norfolk Council Tax Band C.

Please 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.

TO ARRANGE A VIEWING CALL THE WARNERS TEAM ON 01953 604431



Office Hours

Mon-Fri 9am-5.30pm
Sat 9am-3pm

Free Valuation

If you are thinking of selling, why not take advantage of our free valuation service. Fees only charged in the event of sale.

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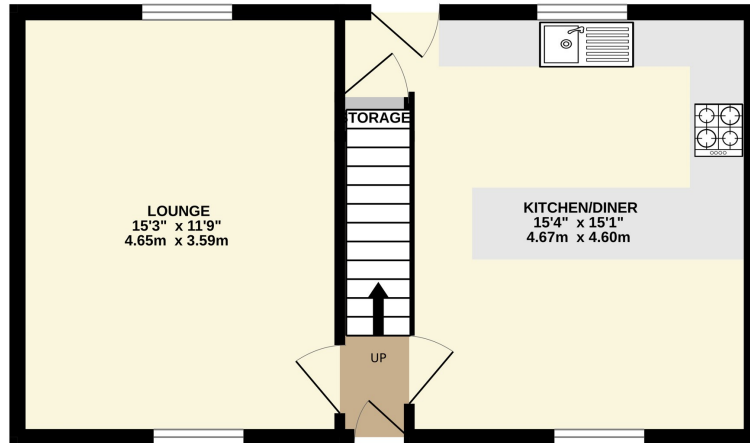
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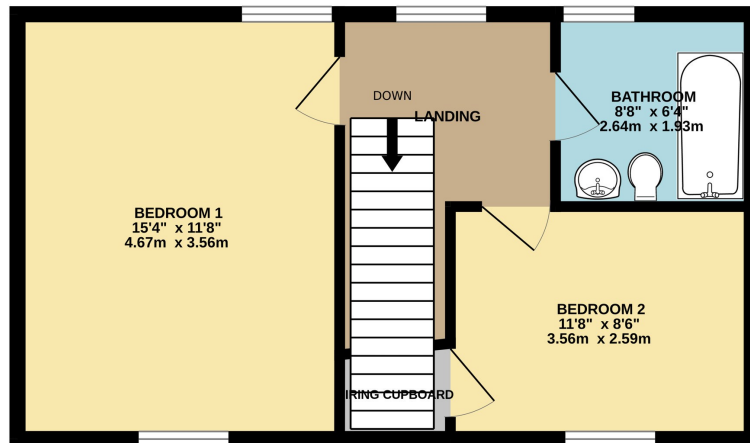


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GROUND FLOOR



1ST FLOOR



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		
69-80	C		80 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from WARNERS .will be processed by WARNERS.