



3 Chapel Street, Barford

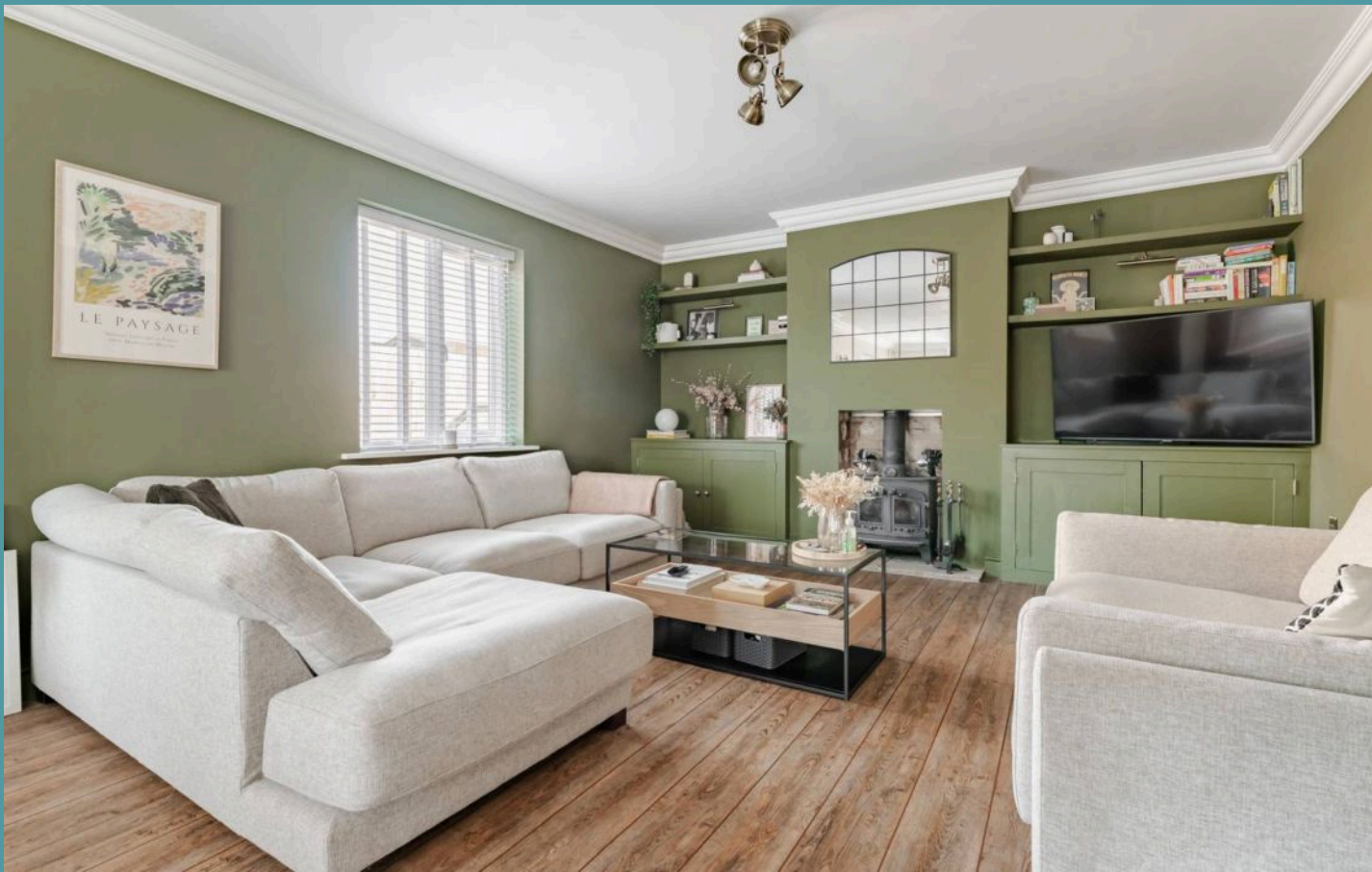
In Excess of £500,000

3 Chapel Street

Barford, Norwich

Perfectly pairing countryside style with its idyllic village setting, this beautiful home showcases charm and calm in harmony. Deceptively spacious, the individually designed chalet-style residence is well set back from the road, offering privacy and excellent kerb appeal enhanced by tasteful brick detailing. Inside, the property features multiple bathrooms, generous open living spaces, and practical amenities such as a utility room and a convenient ground-floor WC. The stunning décor flows throughout the home, complementing its character while providing modern comfort. Expansive rooms, including a 30-foot lounge/diner and a stylish kitchen with bi-fold doors, create an inviting atmosphere for both family life and entertaining. Outside, the private rear garden backs onto open playing fields, offering peaceful, unspoiled views and ample space for relaxation and play.





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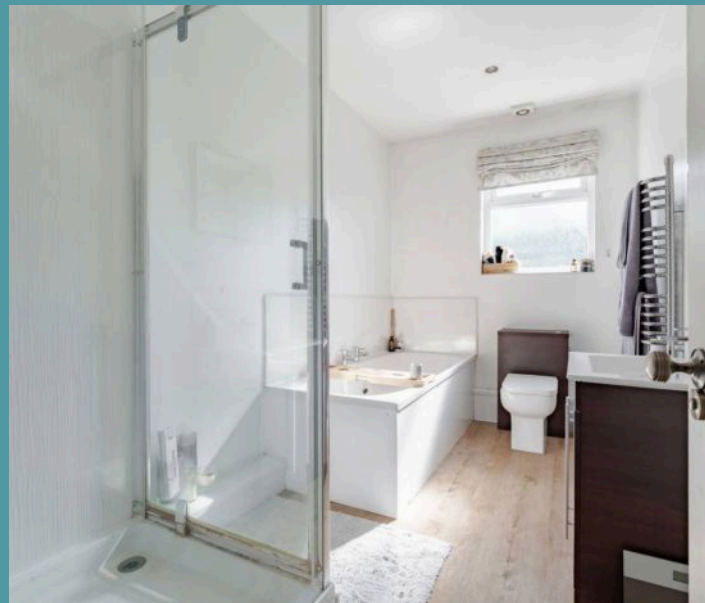
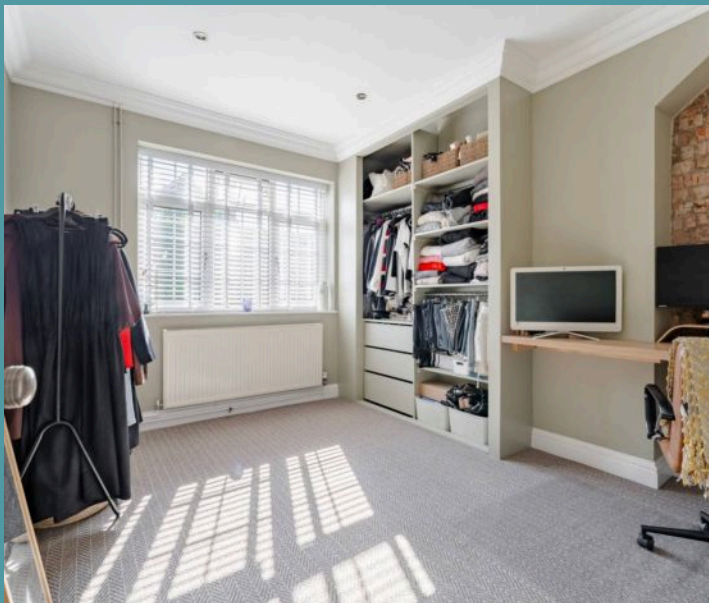
The Location

Barford is a quintessential Norfolk village, perfectly positioned amidst rolling countryside just a short drive west of the vibrant city of Norwich and north of the historic market town of Wymondham. This idyllic rural setting offers residents the best of both worlds: the quiet and charm of country living combined with effortless access to a wealth of amenities.

Renowned for its timeless character, Barford boasts picturesque, tree-lined lanes, traditional period cottages and the stunning backdrop of open farmland and green spaces that epitomise Norfolk's natural beauty. The village is anchored by its historic parish church, a hub for local heritage and community spirit, alongside a well-regarded primary school that serves families in the area.

Recent additions such as a newly opened pub enhance the village's social fabric, providing a contemporary gathering place while maintaining the warm, welcoming atmosphere for which Barford is known. Practical conveniences including regular bus routes ensure easy connectivity to surrounding towns and key transport links, ideal for commuters or those wishing to explore the broader East Anglia region.

With a thriving community spirit and a peaceful, unspoiled environment, Barford presents a rare opportunity for discerning buyers seeking a harmonious blend of rural, local charm and accessibility—making it one of Norfolk's most desirable village locations.





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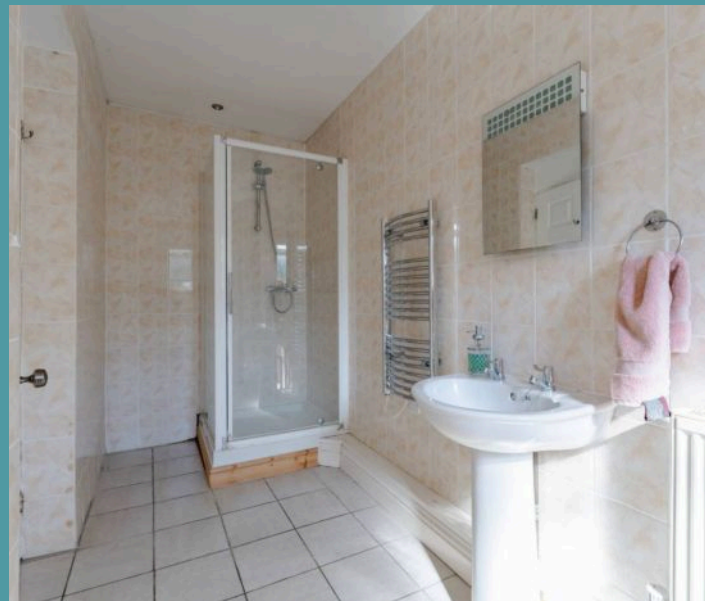
Barford, Norwich

Chapel Street, Barford

Nestled in a discreet position within the ever-popular village of Barford, this individually designed chalet-style home offers more than 2,000 square feet of thoughtfully upgraded, move-in-ready accommodation—perfect for growing families or those seeking flexible living space. Boasting excellent kerb appeal and modern interiors throughout, this charming property is sure to impress from the moment you arrive.

The home is set back from the road and features a substantial driveway that offers generous off-road parking for multiple vehicles. A detached garage is located to the rear, providing further parking or potential for conversion to a workshop or studio, subject to the necessary consents.

Inside, you're welcomed by a spacious and inviting entrance hall that sets the tone for the rest of the home, offering ample room for coats and shoes. The expansive lounge spans over 30 feet in length and is currently arranged as a lounge/diner. This multifunctional room features a cosy log burner set within a stylish fireplace and a charming bay window that adds character and floods the space with natural light.





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To the rear of the property, the newly upgraded kitchen is a true standout feature. Designed with both style and practicality in mind, it includes a central island with seating and storage, an array of integrated appliances, and a second feature fireplace. Bi-fold doors seamlessly connect the kitchen to the rear garden, making it an ideal space for both entertaining and everyday living. The ground floor offers two generously sized bedrooms, including the principal suite with its own en-suite shower room and bay window. A separate office/study on this level provides flexibility and could easily be adapted into a sixth bedroom if needed. A well-equipped utility room completes the ground floor.

Upstairs, the sense of space continues with two further double bedrooms and a separate study, all accessed via a central landing. A stylish family bathroom serves the first floor, offering modern fittings and plenty of natural light.

The rear garden offers an exceptional level of privacy and backs directly onto open playing fields, offering unspoiled views and a tranquil backdrop. The garden itself is well maintained, featuring a generous lawn area ideal for children to play, and a large patio—perfect for summer entertaining. A secondary seating area to the side of the property, accessible from the kitchen, provides a quiet retreat for morning coffee or evening relaxation.



Ground Floor
1773 sq.ft. (164.7 sq.m.) approx.

1st Floor
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA : 2532 sq.ft. (235.2 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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