



3 Church Road, Upton

Guide Price £380,000 - £400,000

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Upton, Norwich

Guide price: £380,000 - £400,000. Set in the peaceful and well-connected village of Upton, this fully renovated three-bedroom detached home offers spacious living, high-quality finishes, and excellent energy efficiency. Positioned in a beautiful rural setting just a short walk from the village pub, shop, and staithe, the property combines countryside charm with practical modern living. Thoughtfully updated throughout, the home includes a detached double garage with additional facilities, a light-filled conservatory, and a stylish kitchen/diner, all designed to suit both everyday comfort and entertaining. Whether you're looking for a full-time residence or a second home in the Norfolk Broads area, this is a property with wide-ranging appeal.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



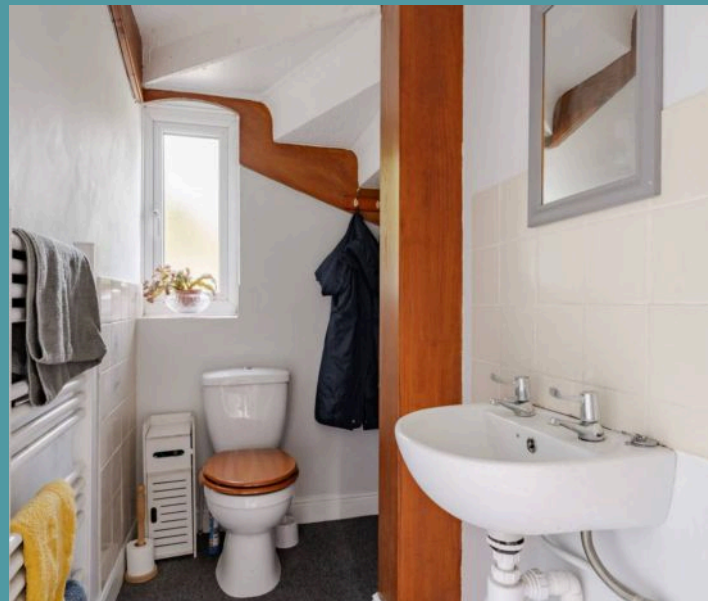
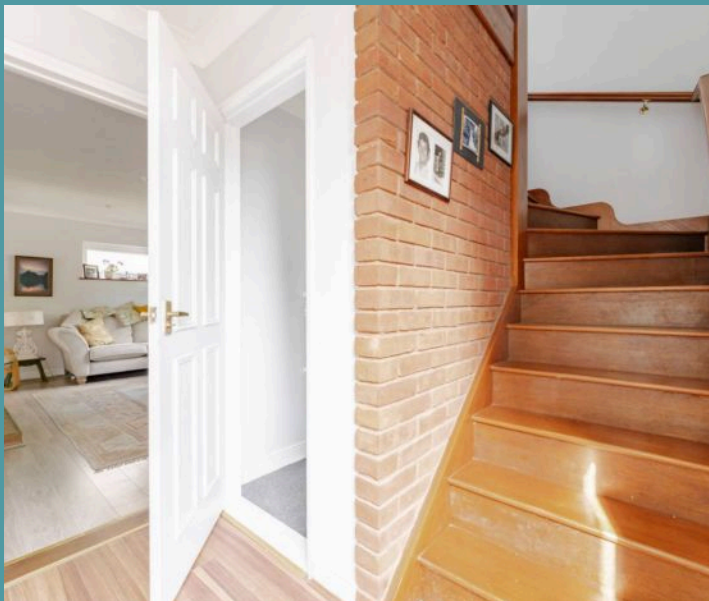


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Location

Set in the charming village of Upton, Church Road enjoys a peaceful setting just moments from open countryside and the scenic waterways of the Norfolk Broads. This well-connected village offers a welcoming community atmosphere, with a popular pub, award-winning community shop, and regular local events centred around the village hall. Nature lovers are especially well catered for, with a network of walking routes, birdwatching hides, and a nearby staithe providing access to the River Bure for boating and paddleboarding. The nearby market towns of Acle and Brundall offer a range of amenities, while Norwich city centre is within easy reach by road or rail, making this an ideal location for those seeking rural charm with convenient links.



Church Road

Stepping inside, you're welcomed into a spacious hallway with useful storage and access to a ground floor WC. From here, the layout flows into a bright and inviting lounge with a front aspect window and glazed double doors opening into the generous kitchen/diner.



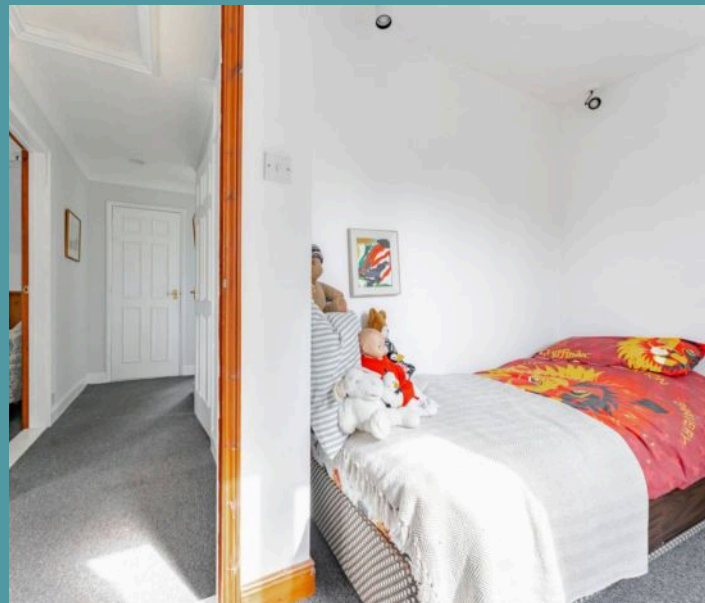
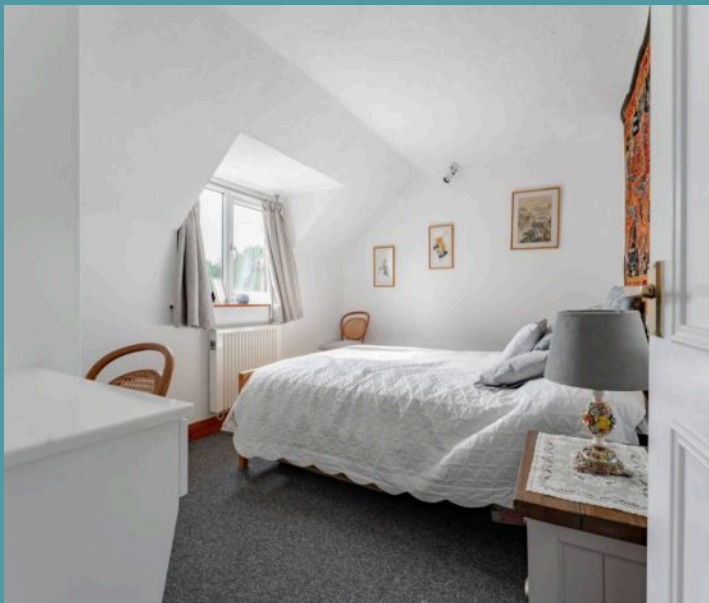
3 Church Road

This sociable space is fitted with a modern eye-level double oven, induction hob, and plenty of worktop space, with room for dining and direct access into a full-width conservatory overlooking the garden. The conservatory offers an additional reception area and brings in plenty of natural light, making it an ideal year-round space.

Practicality and energy efficiency are central to the home's appeal. The Elektrik™ heating system is German-engineered, room-controllable, and carries a 30-year guarantee, while the property runs on an off-peak electricity tariff and features a three-phase system ready for EV rapid charging or solar installation. Acoustic glass has been fitted to the front for additional comfort and quiet.

Upstairs, the home offers three bedrooms, including two well-sized doubles and a comfortable single. The main bedroom spans over 12ft and enjoys a rear garden outlook, while the family bathroom is modern and well-appointed.

Outside, the property benefits from a detached double garage with an adjoining WC/potential shower room, offering excellent scope for workshop use, hobbies, or possible conversion (STPP). The garage also has its own external access and sits alongside private driveway parking.





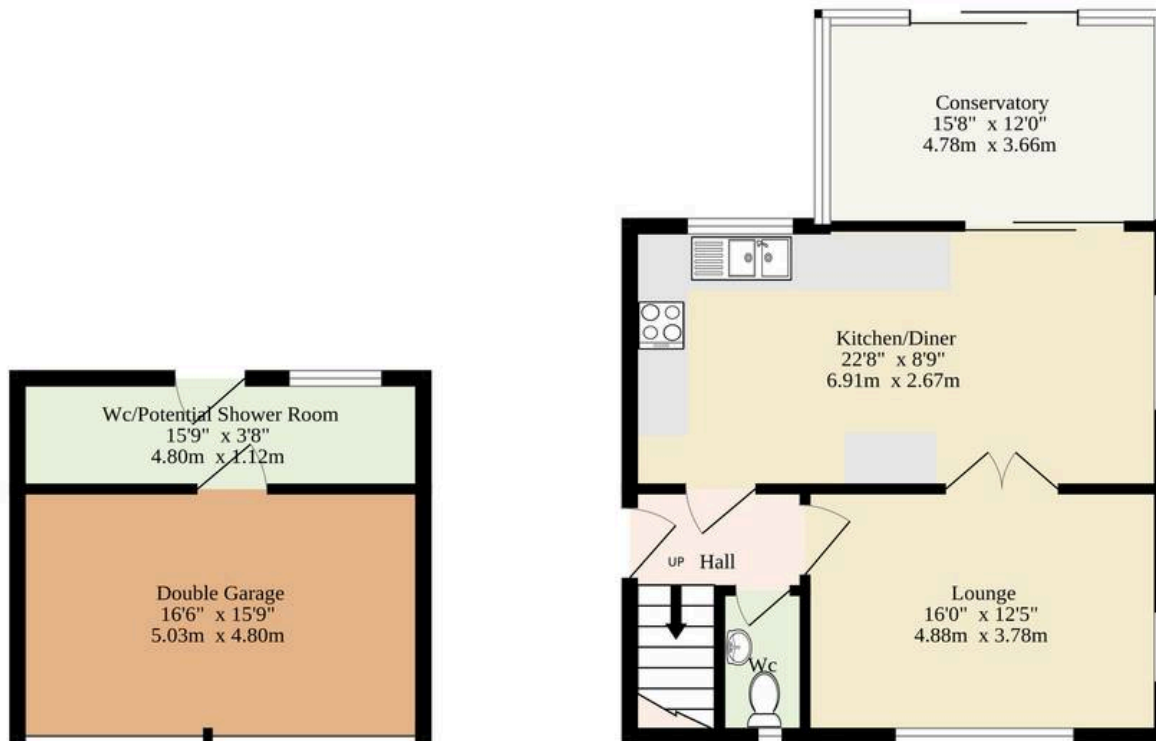
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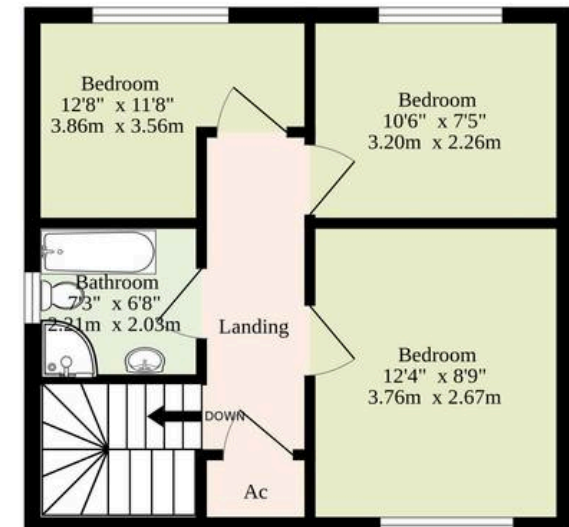
- Guide price: £380,000 - £400,000
- Thoughtfully renovated three-bedroom detached home in a quiet village setting
- Spacious kitchen/diner with eye-level double oven, induction hob, and access to the conservatory
- Light-filled conservatory overlooking the garden, perfect for year-round enjoyment
- Three well-proportioned first floor bedrooms and a modern family bathroom
- Acoustic glass fitted to the front of the property for added peace and privacy
- Highly efficient Electrik™ heating system with 30-year guarantee and off-peak tariff
- Three-phase electricity supply offering potential for EV rapid charging and solar panels
- Detached double garage with WC/potential shower room – ideal for conversion, hobbies, or workshop use
- Just a short walk to Upton Community Shop and award-winning White Horse pub



Ground Floor
952 sq.ft. (88.4 sq.m.) approx.



1st Floor
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1434 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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