



Elm Tree House Chapel Road, Roughton

Norwich



Minors & Brady



# Elm Tree House Chapel Road

Roughton, Norwich

This 35% shared ownership mid-terrace house presents an affordable and attractive opportunity to secure a spacious family home in the sought-after village of Roughton. Offering a practical and modern living environment, the property is ideal for those looking to balance comfort with manageable upkeep. Inside, there are three well-proportioned bedrooms, a bright lounge with patio doors opening onto a low-maintenance garden, and a stylish L-shaped kitchen featuring a combination of integrated appliances and space for additional white goods. The home also benefits from a useful cloakroom, family bathroom, and ample storage throughout, with electric panel heating for year-round comfort. The enclosed rear garden is designed for easy maintenance, featuring artificial turf, a patio area, and a garden shed, while two allocated parking spaces provide convenient off-road parking.

- 35% Shared ownership opportunity, ideal for first-time buyers
- Spacious mid-terrace family home in a quiet village location
- Three well-proportioned bedrooms
- Bright lounge with patio doors opening onto a low-maintenance rear garden
- Contemporary L-shaped kitchen with integrated appliances and space for additional white goods
- Convenient cloakroom and well-appointed family bathroom
- Electric panel heating throughout
- Enclosed rear garden featuring artificial turf, patio area, and garden shed
- Two allocated parking spaces to the rear



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Roughton, Norwich

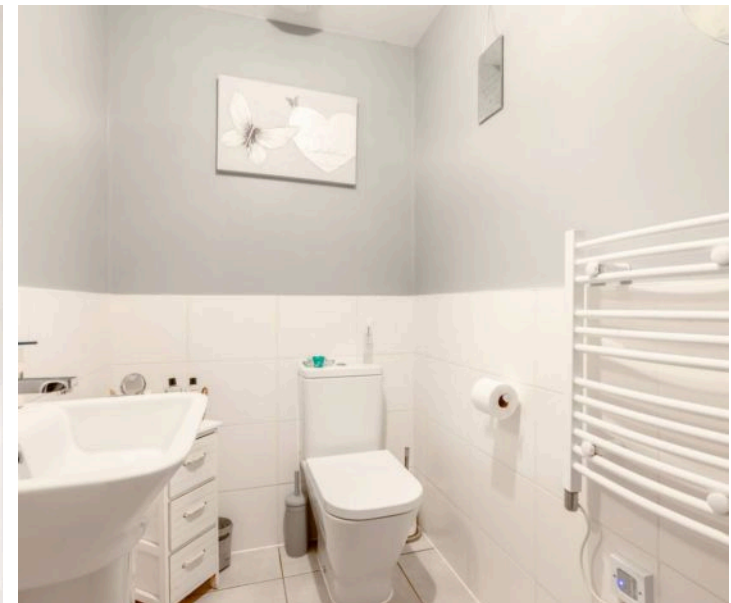
## The Location

Set in the picturesque village of Roughton, this property is ideally situated to enjoy the best of both rural and convenient amenities. Roughton is just 3 miles from the popular coastal town of Cromer, where you'll find a wide range of shops, cafes and attractions, including Cromer Beach and Pier.

For everyday essentials, a well-stocked village shop and post office are within walking distance, along with the acclaimed Roughton Fish Bar for local dining. Families will appreciate the proximity to Roughton Primary School, just a short walk away, while for broader shopping options, North Walsham (7 miles) provides larger supermarkets and additional services.

With regular bus routes connecting Roughton to Norwich (20 miles), this location perfectly balances village life with accessible transport and amenities.

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Roughton, Norwich

## Chapel Road, Roughton

A well-presented shared ownership mid-terrace house offering spacious and comfortable living throughout. Set in a tucked-away position within the village of Roughton, this modern home is ideal for those looking for low-maintenance living without compromising on space.

The property comprises three well-proportioned bedrooms, a bright family lounge with patio doors opening directly onto the rear garden, and a contemporary L-shaped kitchen with a mix of integrated appliances and space for additional white goods.

The kitchen also provides ample worktop and cupboard space, ideal for everyday cooking and dining.

The ground floor also benefits from a good-sized entrance hallway and a convenient cloakroom, while upstairs offers a well-appointed family bathroom. The home is heated via electric panel heaters and features useful storage solutions including understairs and airing cupboards.

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Outside, the rear garden has been designed with ease of maintenance in mind. It features artificial turf, a patio area for seating or dining, and a garden shed, all enclosed by fencing with a rear access gate for added practicality.

Two allocated parking spaces are located to the rear of the property.

This property is available on a shared ownership basis. Please note that eligibility criteria apply and purchasers must meet specific requirements set by the housing provider. This may include income thresholds, residency status and other affordability assessments.

If you are interested in purchasing this property, we strongly recommend contacting us to discuss your eligibility and to begin the application process. All interested parties will be required to register and be approved by the relevant housing association or shared ownership provider prior to any offer being considered.

## Agents Note

Sold Leasehold (97 years remain)

Connected to panel heaters, mains water, electricity and drainage.

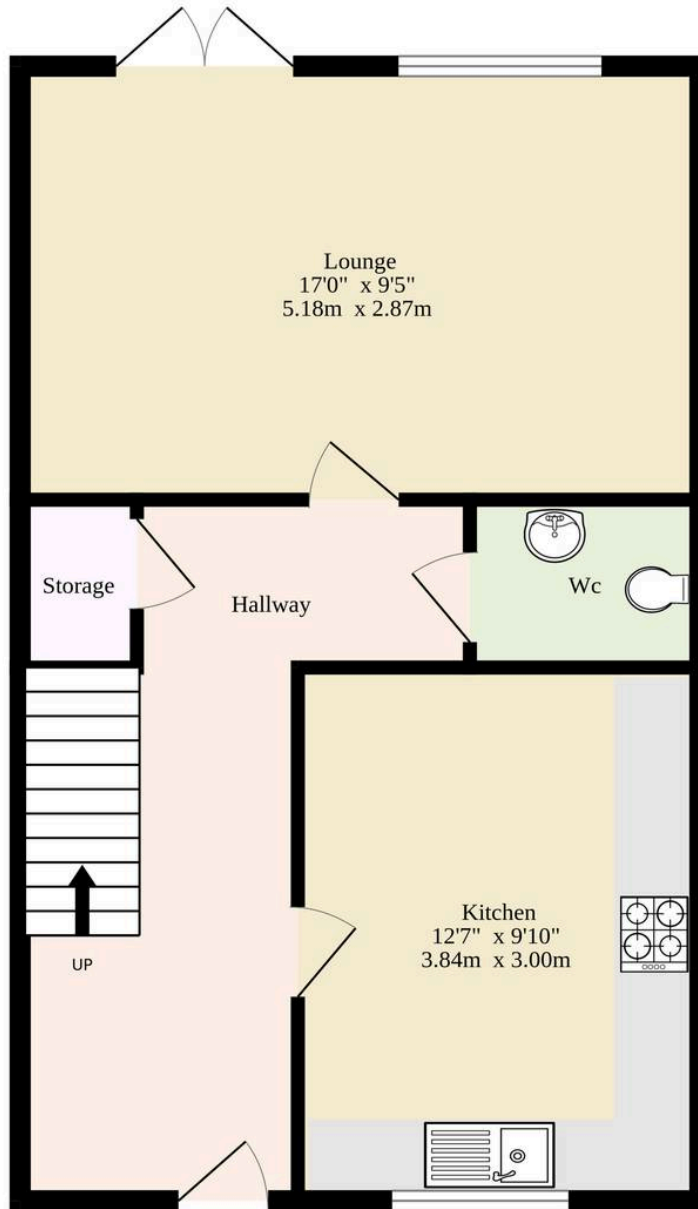
Maintenance: £18

Ground Rent: £417

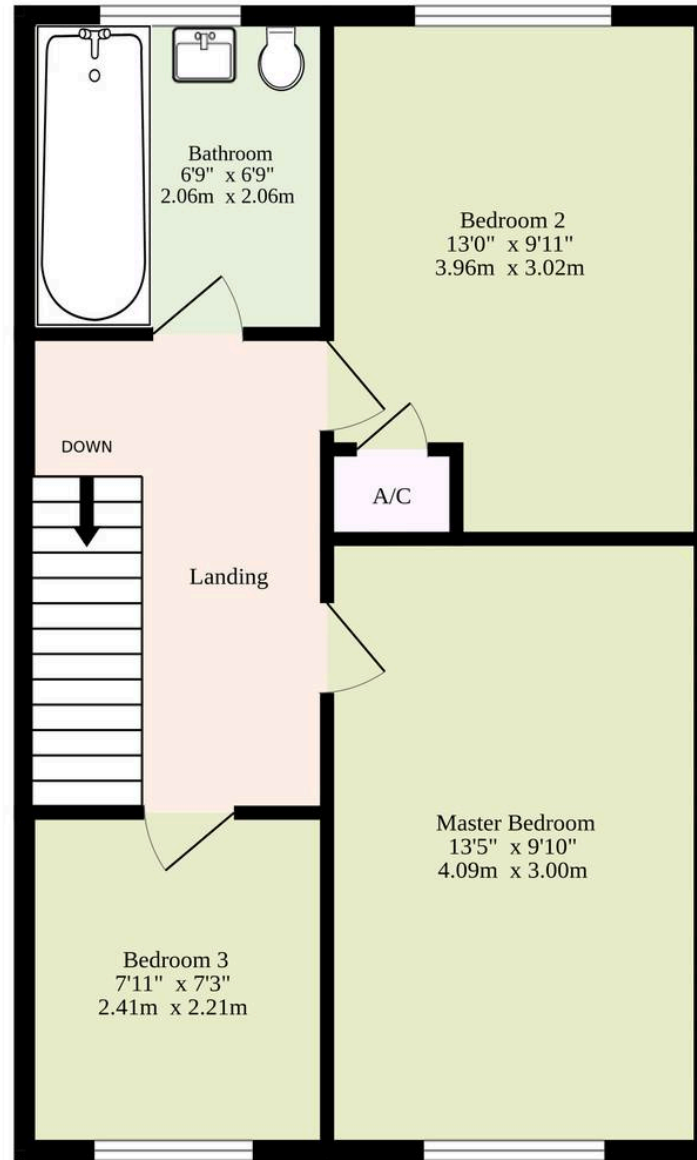


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**Ground Floor**  
413 sq.ft. (38.4 sq.m.) approx.



**1st Floor**  
428 sq.ft. (39.8 sq.m.) approx.



**TOTAL FLOOR AREA : 841 sq.ft. (78.1 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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# Dreaming of this home? Let's make it a reality



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Branch Partner



*Meet Karol*  
Property Valuer



*Meet Claire*  
Aftersales Team Leader

**Minors & Brady**  
*Your home, our market*



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