



17 Church Close, Buxton

Norwich



Minors & Brady

## 17 Church Close

Tucked away beyond the everyday pace of life, this well-positioned three-bedroom detached home offers space, privacy and potential in equal measure. Set within a quiet area of Buxton, the property enjoys a peaceful setting that immediately feels removed from through traffic and surrounding bustle. A tandem driveway and garage provide practical off-road parking, while the internal layout offers flexible accommodation including a valuable ground floor third bedroom. The main living spaces are generous, with a large sitting room/dining room and a kitchen diner overlooking the garden. Upstairs, two well-sized bedrooms and a family bathroom complete the accommodation. One of the home's strongest features is the excellent garden plot, notably large, mainly laid to lawn and enjoying open land views to the rear. Well looked after throughout and not overlooked, the property now presents an ideal opportunity for modernisation to create a fabulous long-term home.

- Three-bedroom detached home in a quiet and established area of Buxton
- Exceptionally large garden plot, mainly laid to lawn and not overlooked
- Open land views to the rear, creating a secluded and peaceful setting
- Tandem driveway providing off-road parking leading to a garage
- Practical entrance hall with a well-balanced and flexible layout
- Family bathroom on the upper level, well maintained but ready for updating
- Ground floor third bedroom ideal for guests, home working or family use
- Kitchen diner overlooking the garden with scope for modernisation
- Large sitting room/dining room offering excellent living and entertaining space
- Two well-proportioned bedrooms to the first floor





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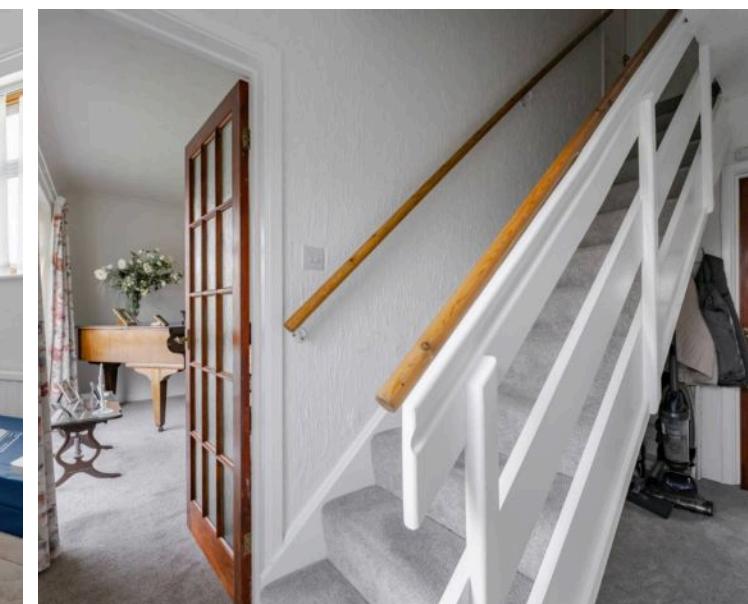
Buxton, Norwich

## The Location

Nestled in the picturesque Norfolk countryside, the village of Buxton offers a peaceful and community-focused lifestyle, while remaining conveniently connected to surrounding towns and transport links. Located just north of Norwich, the village is set along the banks of the River Bure, offering scenic views, countryside walks, and access to the Bure Valley Railway, a charming narrow-gauge steam railway that links Buxton with Aylsham and Wroxham.

Buxton itself enjoys a welcoming, village feel with essential amenities such as a local primary school, pub, village hall, shop, and post office, while the neighbouring riverside village of Coltishall provides further conveniences including shops, cafés, and well-regarded eateries. For more comprehensive services, the historic market town of Aylsham is just a short drive away, offering a variety of supermarkets, independent retailers, medical facilities, and both primary and secondary schooling options.

The area is popular with those seeking a slower pace of life while still being within easy reach of Norwich city centre, which lies around 25 minutes away by car and provides a mainline rail link to London Liverpool Street. With its combination of rural charm, riverside walks, and access to the beauty of the Norfolk Broads, Buxton is an ideal setting for families, professionals, or those looking to retire to the countryside without sacrificing everyday convenience.



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Buxton, Norwich

## Church Close, Buxton

Situated in a quiet and well-regarded area of Buxton, this three-bedroom detached home offers a fantastic opportunity for buyers seeking space, privacy, and potential. The property occupies a peaceful position and has clearly been well looked after over the years, providing a solid and comfortable home that now offers scope for modernisation and personal improvement.

The property is approached via a tandem driveway providing off-road parking and leading to a garage. Upon entering, you are welcomed into a practical entrance hall which gives access to the main ground-floor accommodation and sets the tone for the generous proportions found throughout the home.

A particularly appealing feature is the ground floor third bedroom, which offers excellent flexibility and would be ideal for guests, a home office, or multi-generational living.

This room adds real versatility and makes the layout suitable for a wide range of buyers.

To the rear of the property is a kitchen diner, a good-sized and functional space with room for family dining. While the kitchen would benefit from updating, it has been well maintained and provides a strong base for those looking to modernise and create a contemporary living space.



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Buxton, Norwich

The large sitting room/dining room is a real highlight, offering an excellent space for both relaxing and entertaining. Generous windows allow plenty of natural light and provide attractive views over the garden, creating a bright and welcoming main living area.

Upstairs, the property offers two well-proportioned bedrooms, both comfortable doubles with ample natural light. The first floor is completed by a family bathroom, which, like the kitchen, would benefit from modernisation but is fully functional and well cared for.

Externally, the property sits within an excellent garden plot that is unusually large for the area. The garden is mainly laid to lawn and enjoys a high degree of privacy, being secluded and not overlooked. Open land views to the rear enhance the sense of space and tranquillity, making this an ideal setting for families, gardeners, or anyone seeking a peaceful outdoor environment.

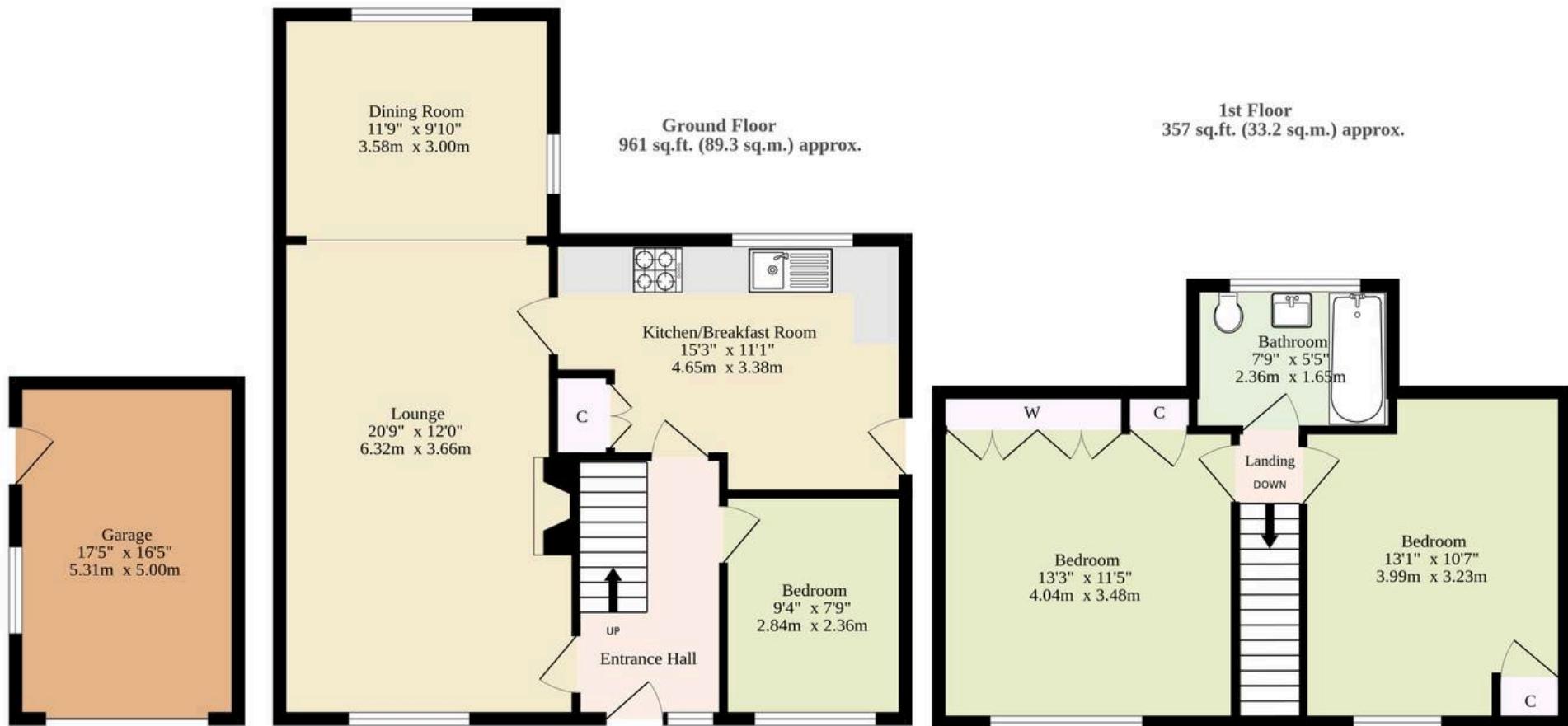
Overall, this is a fabulous home offering generous accommodation, outstanding outdoor space, and a quiet Buxton location. While some modernisation is required, the property has been well maintained and represents a fantastic opportunity to create a truly special home in a sought-after setting.

## Agents Note

Sold Freehold

Connected to all mains





**TOTAL FLOOR AREA : 1318 sq.ft. (122.4 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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