



31 Chapelfield, Freethorpe

Norwich



Minors & Brady

Placed on an impressive 0.5-acre plot (STMS), this deceptively spacious home offers a setting like no other, combining privacy, versatility, and modern comfort in the heart of Freethorpe. Approached by a generous brick-weave driveway and double garage, the property immediately sets a welcoming tone. Inside, the flexible layout includes four bedrooms, a bright sitting room, a study, and a conservatory that fills the home with natural light. The contemporary kitchen-diner stands out with its sleek finishes, central island, and built-in appliances, creating a stylish hub for everyday living and entertaining. Eco-conscious features such as an air-source heat pump and 11 solar panels generating around £500 per year add valuable efficiency. Established gardens, multiple powered outbuildings, and the option to create an annexe enhance the home's appeal even further. Altogether, this is a rare opportunity to secure a private, spacious, and beautifully finished property with exceptional multi-use potential.

- Set on an impressive 0.5-acre (STMS) private plot in the heart of Freethorpe
- Deceptively spacious layout with four bedrooms and flexible multi-use spaces
- Annexe potential with bedroom, study, WC and boot room
- Large modern kitchen-diner with island, overhead extractor, hob and built-in appliances
- Bright sitting room, dedicated study and light-filled conservatory overlooking the gardens
- Main bedroom with ensuite plus a stylish, contemporary family bathroom
- Generous brick-weave driveway and double garage providing extensive parking
- Established wraparound gardens and multiple outbuildings with electric
- Eco-friendly features including 11 solar panels generating approx. £500 per year





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31 Chapelfield

Freethorpe, Norwich

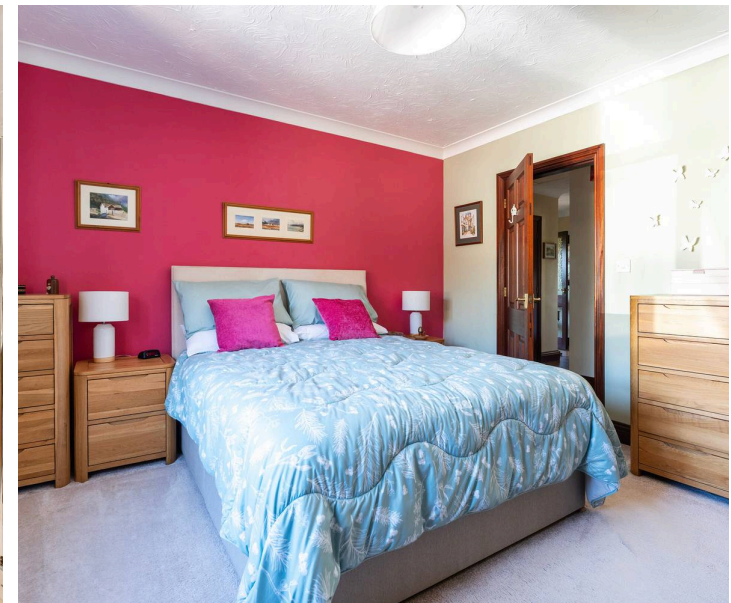
The Location

Chapelfield sits in the quiet village of Freethorpe, offering a genuinely peaceful countryside setting with the practical benefit of being close to larger towns and services. The village is surrounded by classic Norfolk scenery—open fields, big skies, and quiet rural lanes—and it's only a short distance from the Broads National Park. The Broads are one of the area's biggest draws, with plenty of places to walk, spot wildlife, or get out on the water.

Freethorpe has a friendly, down-to-earth community feel. The village includes everyday essentials such as a primary school, a local pub, and a small shop, along with various community groups and activities that help keep village life active and welcoming. There are also bus links to nearby towns, making it easy to get around without relying solely on a car.

For a wider choice of shops, restaurants, and cultural attractions, Norwich is within easy reach. The city offers everything from independent cafés and markets to theatres, museums, and larger retail centres, giving residents the best of both rural calm and urban convenience.

With its mix of natural surroundings, community spirit, and straightforward access to both the Broads and Norwich, Chapelfield suits anyone looking for a relaxed village lifestyle without feeling cut off from the things they need.



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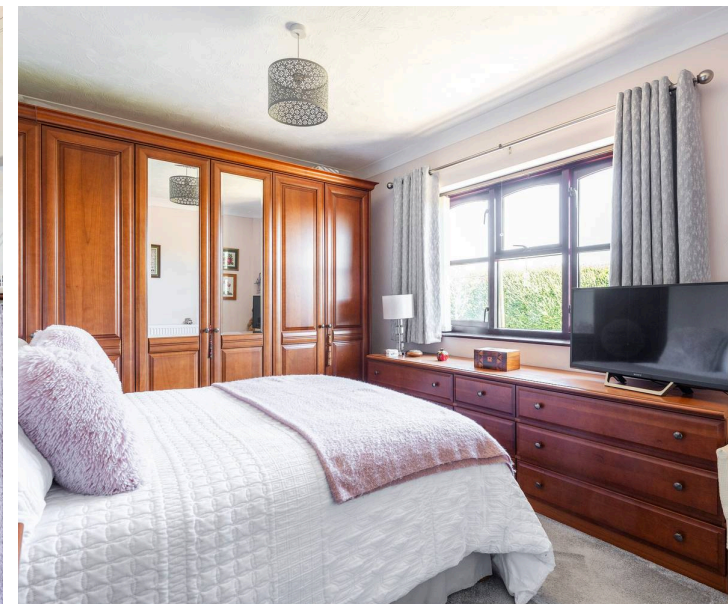
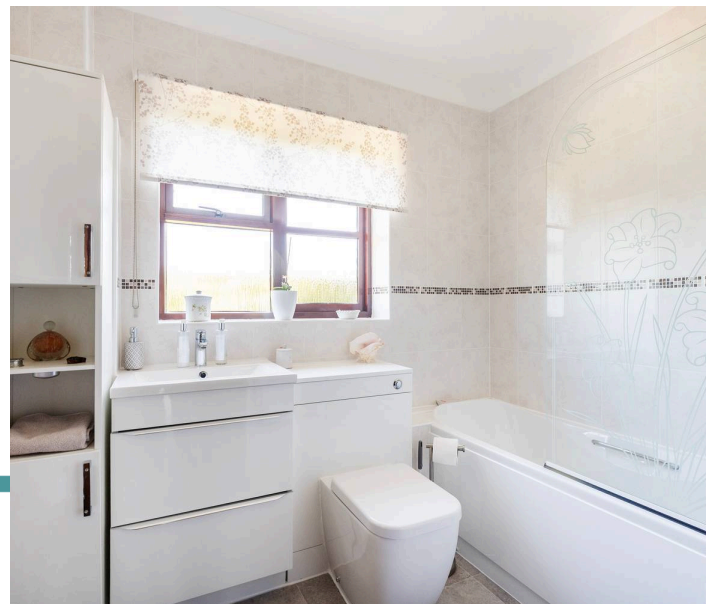
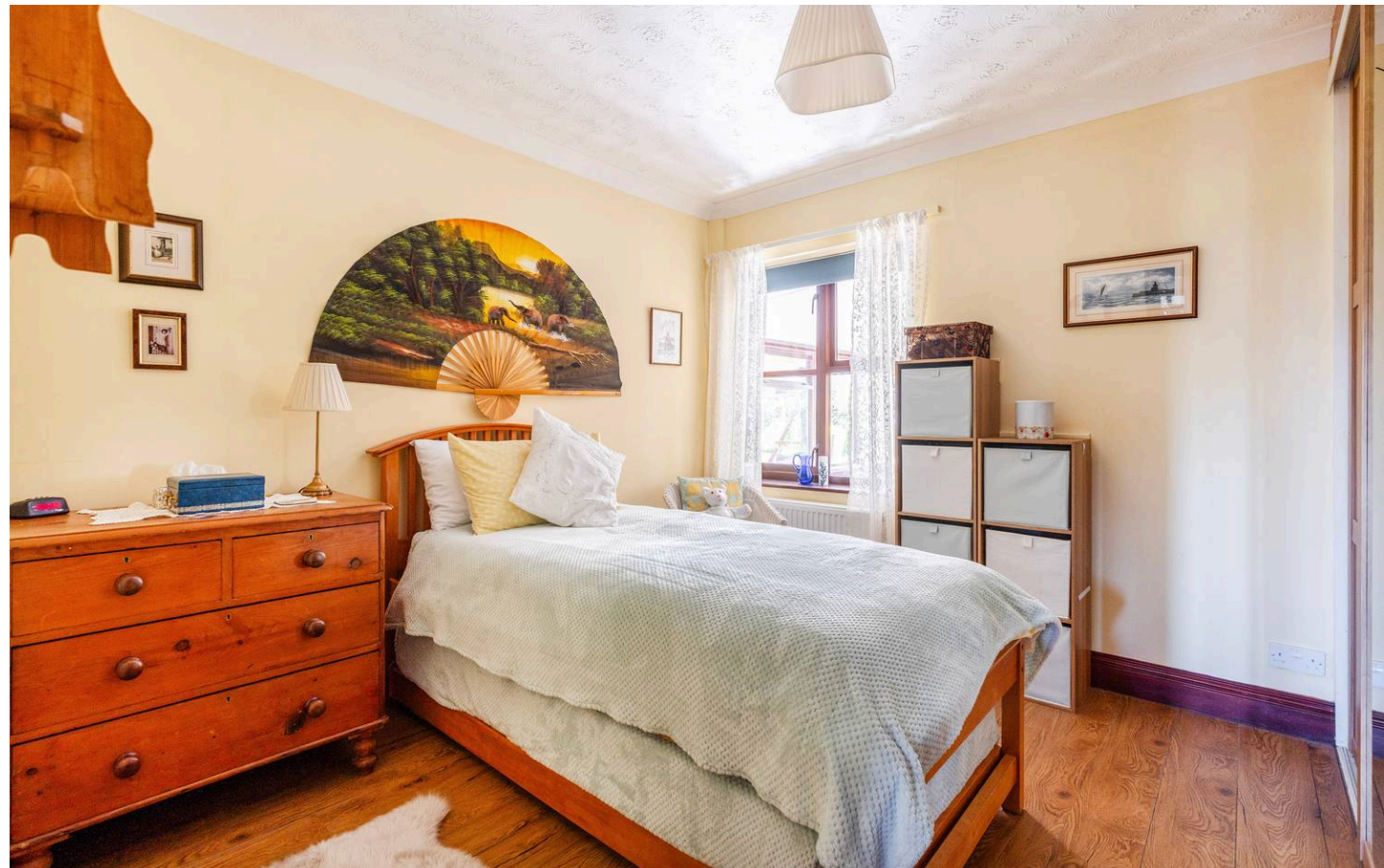
Set within the peaceful village of Freethorpe, this impressive home sits on an approximate 0.5-acre plot (STMS), offering exceptional privacy and a sense of space that is increasingly hard to find. Approached via a large brick-weave driveway, the property provides generous parking alongside a double garage, creating a strong first impression and practical convenience for a busy household.

Inside, the home opens with a welcoming entrance hall, which leads into a further internal hallway from which the main rooms branch off. The layout has been thoughtfully designed to offer both flow and flexibility, with four bedrooms in total, including a main bedroom with its own ensuite facilities, as well as a modern family bathroom.

One of the bedrooms sits in a position that naturally lends itself to annexe potential, as it connects directly to the study, WC and boot room. With its own external access via the boot room, this area could function as a semi-independent suite for multigenerational living, guests, or those seeking a private workspace.

The living spaces are bright and inviting, with a comfortable sitting room, a dedicated study, and a conservatory that draws in natural light and provides a peaceful view of the gardens. The large kitchen-diner is a standout feature, finished with a modern aesthetic that includes an island with overhead extractor and hob, sleek cabinetry, and built-in appliances.

This space is designed for both everyday living and entertaining, offering plenty of room for dining and socialising. A utility room, boot room, and WC add further practicality to the home's footprint.



31 Chapelfield

Freethorpe, Norwich

Outside, the property continues to impress with established gardens that wrap around the home, creating a tranquil and private setting. Multiple outbuildings with electric provide excellent storage or workshop potential, adding to the versatility of the plot. For those who value eco-conscious features, the home is equipped with 11 solar panels, generating approximately £500 per annum in additional income, as well as an air-source heat pump, supporting efficient and sustainable living.

Altogether, this is a rare opportunity to acquire a spacious, private, and well-appointed home with modern finishes, flexible accommodation, and a wealth of practical features, ideal for those seeking comfort, privacy, and the potential for multi-use living in a desirable village setting.

Agents Note

This property will be sold freehold and benefits from connections to an air-source heat pump, mains water, electricity, and drainage.

Solar Panels: The installed solar panels generate an additional income of approximately £500 per year.

Please note: Neighbouring properties have a right of access over part of the land included with this property.

Neighbouring land may be subject to future development at the bottom of the adjoining garden.



Dreaming of this home? Let's make it a *reality*.



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Minors & Brady
Your home, our market



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