



10 Top Road, Belaugh

Norwich



Minors & Brady

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Belaugh, Norwich

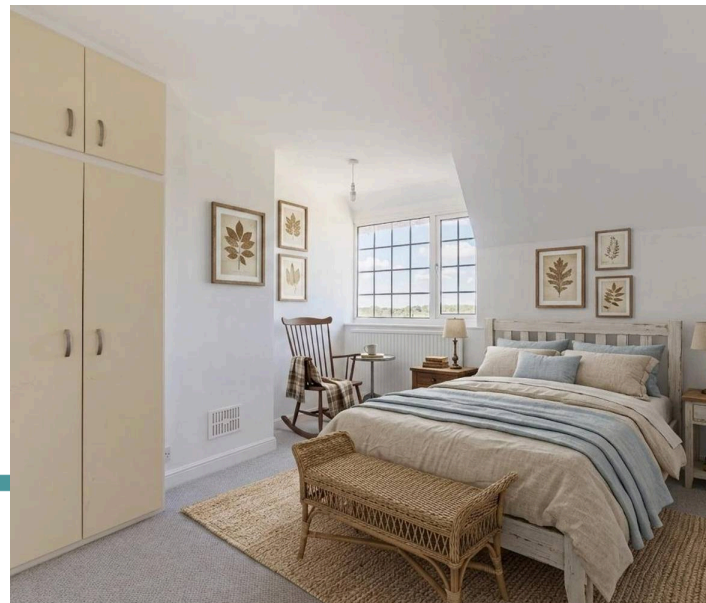
Set in the quiet Norfolk village of Belaugh, this period thatched cottage offers a relaxed, rural way of living that feels perfectly in tune with its Broads National Park setting. Recently redecorated and recarpeted, it presents a fresh, move-in ready interior, beginning with a bright entrance hall that leads into an open-plan living/dining room with a feature fireplace and sliding doors to the garden. The kitchen/breakfast room blends original tiled flooring with modern cabinetry and a range-style oven, while a contemporary ground-floor shower room adds everyday practicality. Upstairs, three bedrooms provide comfortable, peaceful spaces, one with built-in wardrobes and all enjoying views across the surrounding countryside. Outside, the shingle driveway, carport, garage and well-kept front garden create strong kerb appeal, and the private rear garden, with its raised patio, sweeping lawn, summerhouse and greenhouse, offers generous outdoor space to enjoy throughout the seasons.



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Belaugh, Norwich

- Offered chain free
- Period thatched cottage positioned in a quiet, rural area in the Norfolk village of Belaugh, within the sought-after Broads National Park
- Fully redecorated and recarpeted throughout, showcasing a move-in ready condition
- Kerb appeal with a shingle driveway, a carport for sheltered parking, a garage and a beautifully maintained front garden
- Open-plan living/dining room accentuated by a feature fireplace and sliding doors that open out to the garden
- Kitchen/breakfast room with original tiled flooring, fitted with modern cabinetry, a range-style oven, plumbing for a washing machine and tall cupboards for storage
- Ground-floor shower room comprising of a recently fitted three-piece suite in a contemporary style
- Three first-floor bedrooms offering comfort and privacy, one of which has built-in wardrobes
- Bedroom windows frame views of the surrounding countryside
- A highlight of the home is the private garden, featuring a raised patio for seating, a sweeping lawn, a summerhouse and a greenhouse



M&B

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Belaugh

Top Road runs along one of the most peaceful stretches of Belaugh, a small, tucked-away Broadland village set above the River Bure and surrounded by quiet lanes, woodland and open countryside. It's a place that feels genuinely rural yet still connected, with the village church, riverside footpaths and easy access to the water giving it a calm, outdoors-led rhythm. Day-to-day amenities are found in the nearby Broadland towns: Hoveton/Wroxham is the closest, offering supermarkets including Roys of Wroxham (with its large food hall) and Lidl, along with cafés, independent shops and practical services.

For schools, families typically look to St John's Community Primary School in Hoveton and Broadland High Ormiston Academy in Hoveton for secondary. Transport links are straightforward for a rural spot: Hoveton & Wroxham railway station provides regular services to Norwich, and from Norwich there are direct trains to London. Road connections make reaching Norwich in around 25-30 minutes simple. Altogether, Top Road offers a quiet, scenic village setting with easy access to the amenities, schools and transport options of Wroxham and the wider Broadland area.



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A charming period thatched cottage set within the peaceful rural surroundings of Belaugh, this beautifully presented home offers an inviting blend of character, comfort and modern convenience. Positioned in the heart of the Broads National Park, it enjoys a tranquil setting while remaining well connected to nearby amenities.

A welcoming entrance hall sets the tone, bright and airy from the outset. The open-plan living and dining room forms the main hub of the home, featuring a characterful fireplace and sliding doors that draw in natural light and open directly onto the garden, creating an easy flow between indoor and outdoor living.

The kitchen/breakfast room combines original charm with contemporary practicality. Retaining its original tiled flooring, it is fitted with modern cabinetry, a range-style oven, plumbing for a washing machine and tall storage cupboards, offering both style and functionality. A recently fitted ground-floor shower room presents a sleek, contemporary three-piece suite.

Upstairs, three comfortable bedrooms provide peaceful spaces to unwind, one benefitting from built-in wardrobes. Each room enjoys views across the surrounding countryside, reinforcing the home's idyllic rural setting.



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The cottage enjoys excellent kerb appeal, approached via a shingle driveway with a carport, garage and a beautifully maintained front garden. To the rear, the private garden is a standout feature: a raised patio offers the perfect spot for outdoor dining, leading down to a sweeping lawn bordered by mature planting. A summerhouse and greenhouse add further versatility for hobbies, relaxation or storage.

Fully redecorated and recarpeted throughout, this delightful cottage is move-in ready, offering a rare opportunity to secure a character home in one of Norfolk's most sought-after Broadland villages. A peaceful setting, generous garden and well-balanced accommodation combine to create a property that will appeal to those seeking countryside living with charm and convenience.

Agents Notes

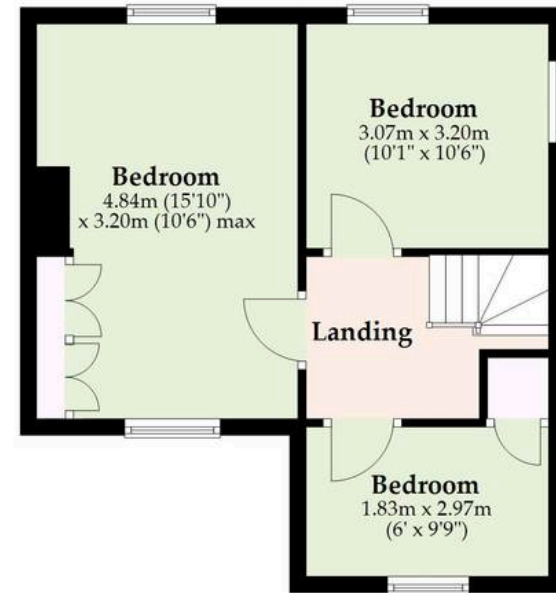
Please be aware that the images have been AI-staged to showcase the furniture in the rooms. We recommend visiting the property in person to fully evaluate the space and its features.



Ground Floor
Approx. 88.4 sq. metres (951.8 sq. feet)



First Floor
Approx. 37.7 sq. metres (405.9 sq. feet)



Total area: approx. 126.1 sq. metres (1357.7 sq. feet)

Sqft excludes hall, landing and garage.

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.

Plan produced using PlanUp.

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



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Minors & Brady
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