



31 Chapel Road, Strumpshaw
Minors & Brady



A hidden gem set within approximately 0.5 acres (STMS), where space, privacy and family living come together beautifully. Tucked away from the road, Mayfield is a deceptively spacious home offering versatile accommodation, mature landscaped gardens and far-reaching field views. At its heart lies a stunning collection of light-filled living spaces, including a cosy lounge with a log burner, an open-plan dining area and a generous kitchen/breakfast room designed for everyday family life. The property further benefits from a self-contained annexe with its own private entrance, providing ideal accommodation for guests or multi-generational living. Upstairs, the impressive bedrooms are complemented by en-suite and family bathroom facilities, ensuring comfort and convenience throughout. Ready to move straight into and enjoy, Mayfield delivers a wonderful countryside lifestyle whilst remaining within easy reach of everything you need.

- Tucked-away setting enjoying a wonderful sense of privacy
- Approx. 0.5-acre plot (STMS) with beautifully landscaped and mature gardens
- Attractive rendered façade enhanced by contemporary doors, windows and garage
- Sweeping carriage-style driveway providing ample parking and easy vehicle access
- Deceptively spacious and highly versatile accommodation extending over 2,000 sq. ft.
- Naturally bright interiors with skylights creating a light-filled atmosphere throughout
- Self-contained annexe with private entrance, kitchenette and shower room facilities
- Three/four generous bedrooms, all served by convenient bathroom or en-suite access
- Peaceful countryside setting with field views, yet within easy reach of local amenities

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31 Chapel Road

The Location

Situated in the sought-after village of Strumpshaw, this property enjoys a wonderful balance of countryside living and everyday convenience. Surrounded by the stunning landscapes of the Norfolk Broads National Park, the village is renowned for its natural beauty, peaceful setting, and strong sense of community. Whether you enjoy walking, cycling, boating, or simply taking in the scenery, there is an abundance of outdoor space to explore right on your doorstep.

Nature lovers will particularly appreciate the nearby RSPB Strumpshaw Fen Nature Reserve, one of Norfolk's most celebrated wildlife sites, offering picturesque walking routes and excellent opportunities for birdwatching throughout the year. The surrounding countryside is criss-crossed with quiet lanes, footpaths, and trails, while nearby green spaces and recreational areas provide something for all ages to enjoy.

Despite its rural feel, Strumpshaw is exceptionally well connected. The nearby A47 provides straightforward access to Norwich, Great Yarmouth, and the wider road network, making commuting and day trips simple. Lingwood railway station is just a short drive away, offering regular services into Norwich and towards the coast, while neighbouring Brundall also provides rail connections and further amenities.

The village itself benefits from a welcoming community atmosphere, with local facilities including a village hall, primary school, and community events throughout the year. Nearby villages such as Lingwood, Brundall, and Blofield offer an excellent range of additional amenities including shops, cafés, schools, healthcare services, and leisure facilities, all within easy reach.

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Strumpshaw, Norwich

For dining out, residents are spoiled for choice. The highly regarded Huntsman is nearby and well known for its excellent food and welcoming atmosphere, while The Kings Head in Blofield is a popular destination for a traditional Sunday roast and relaxed dining experience. A variety of further pubs, restaurants, and cafés can be found throughout the surrounding villages and in nearby Norwich.

For everyday shopping, larger supermarkets and amenities are easily accessible. Thorpe St Andrew offers a substantial Sainsbury's along with a range of additional services, while Longwater Retail Park can be reached via the A47 and provides access to major supermarkets, retail stores, restaurants, and leisure facilities. Norwich city centre is also within easy driving distance, offering an extensive selection of shopping, dining, entertainment, and cultural attractions.

The Norfolk coastline is equally accessible, making spontaneous trips to the beach a realistic option throughout the year. From the sandy beaches of Great Yarmouth to the picturesque coastal villages of North Norfolk, residents can enjoy some of the county's finest coastal destinations without travelling far.



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Strumpshaw, Norwich

Chapel Road, Strumpshaw

There are homes that simply provide space, and then there are homes that create a feeling. Mayfield undoubtedly belongs to the latter. Tucked away from the road and set within beautifully established grounds of approximately 0.5 acres (STMS), this is a home that instantly embraces you. With its attractive rendered façade, contemporary windows, doors and garage, it offers a modern first impression, yet behind the front door lies a property filled with warmth, character and a lifestyle centred around family living.

From the moment you arrive via the sweeping driveway that circles a central tree, there is a wonderful sense of privacy and calm, making Mayfield feel a world away from the demands of everyday life.

Stepping into the entrance hall, the home's welcoming nature becomes immediately apparent. Above, skylight windows positioned on the first-floor landing allow daylight to cascade through the heart of the property, illuminating the hallway below and creating an uplifting atmosphere throughout the day.

Thoughtful practical touches, including understairs storage, ensure busy family life remains organised, while the abundance of natural light sets the tone for the accommodation that follows.

At the heart of Mayfield lies a superb collection of living spaces designed for bringing people together. The lounge is a wonderfully comfortable room, centred around a charming log burner that naturally draws family and friends together on cooler evenings.



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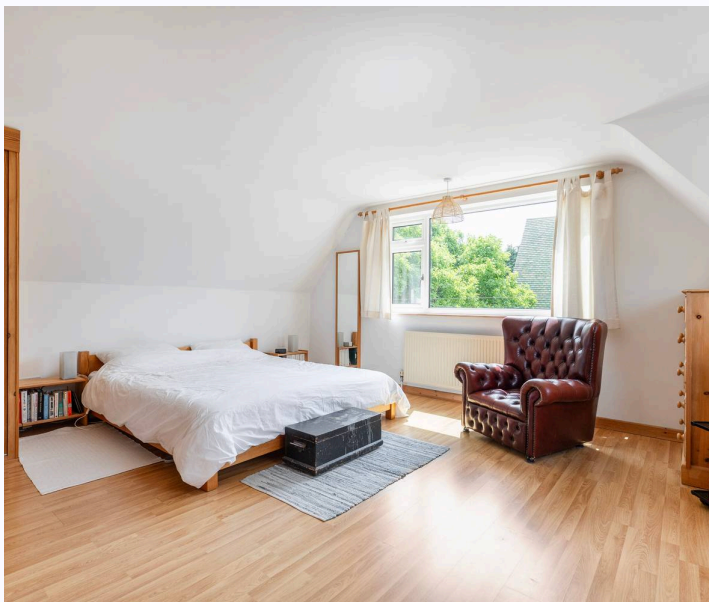
Its generous proportions allow for multiple seating arrangements, creating a room that feels equally suited to quiet nights in as it does to celebrations and gatherings.

Flowing seamlessly from the lounge, the dining area provides a beautiful space for entertaining, family meals and everyday moments alike. Large sliding doors frame the garden beyond, while overhead skylights bathe the room in natural light, giving it an almost garden-room quality. Throughout the changing seasons, this becomes a wonderful place to enjoy the surroundings, whether hosting guests or simply sharing breakfast while looking out across the mature gardens.

The kitchen/breakfast room continues the home's practical and sociable design. A large window draws in garden views and natural light, creating a bright and inviting environment for cooking and gathering. There is ample space for everyday dining, allowing family life to naturally centre itself around the kitchen.

A useful pantry and adjoining utility room further enhance functionality, ensuring the home works effortlessly behind the scenes whilst maintaining its relaxed and welcoming feel.

The versatility of the accommodation is one of Mayfield's greatest strengths. A ground-floor bedroom offers flexibility for changing family needs and could equally serve as a study, hobby room or additional reception room. Positioned alongside a nearby shower room, it provides an excellent arrangement for guests or multi-generational living.



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Strumpshaw, Norwich

A particularly valuable addition is the completely self-contained annexe style room. Accessed solely via its own private entrance and entirely separate from the main house, it comprises a bedroom/living space, kitchenette and shower room. It is perfectly suited for visiting family and friends, offering independence and privacy while remaining close enough to enjoy time together.

After an evening of entertaining, guests can simply retire to their own space rather than head home, waking the next morning to views of the gardens and surrounding greenery.

Upstairs, the quality of space continues. The landing is flooded with light from the skylights above, creating a bright and airy first impression. Both first-floor bedrooms are generously proportioned, offering comfortable retreats at the end of the day. The principal bedroom benefits from an en-suite shower room, whilst the second bedroom is served by a family bathroom off the landing.

With bathroom facilities available to every bedroom within the property, the layout has been thoughtfully designed to accommodate modern family life with ease.

Outside, the grounds are every bit as special as the home itself. Mature gardens wrap around the property, creating a wonderfully private setting that feels completely removed from neighbouring surroundings. Expanses of lawn, established planting, draping trees and carefully positioned seating areas provide countless opportunities to enjoy the outdoors.



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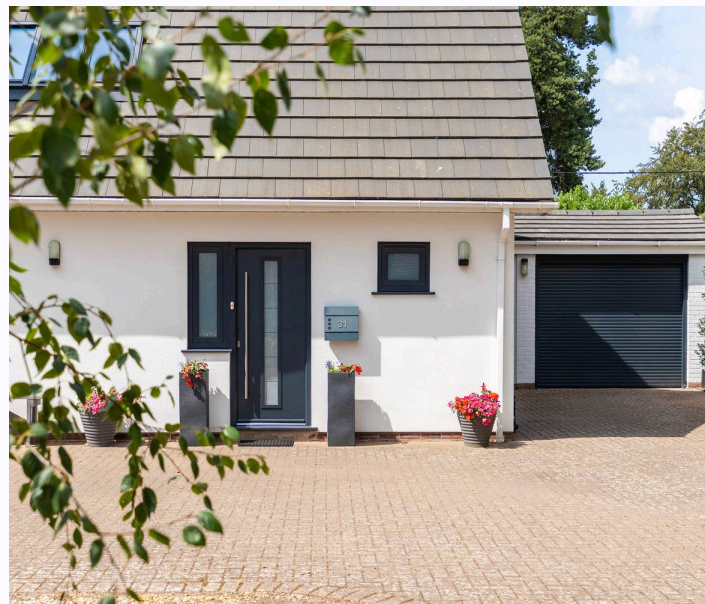
A charming pond adds character and interest, whilst the patio and wooden pergola offer idyllic spaces for summer dining, entertaining or simply relaxing with a morning coffee surrounded by nature.

What makes Mayfield truly special is the balance it achieves. It offers the feeling of a countryside retreat, where field views, mature gardens and complete privacy create a lifestyle that feels far removed from the everyday. Yet at the same time, it remains conveniently connected to the amenities and services needed for modern living. Ready to move straight into and enjoy, Mayfield is a home that has clearly been designed around comfort, flexibility and togetherness, creating a setting where family life can flourish for years to come.

Agent's Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.



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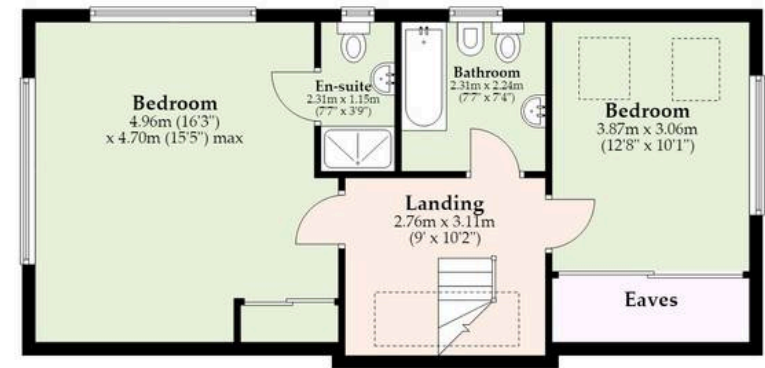
Ground Floor

Approx. 136.4 sq. metres (1468.2 sq. feet)



First Floor

Approx. 55.5 sq. metres (597.9 sq. feet)



Total area: approx. 191.9 sq. metres (2066.1 sq. feet)

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.

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