



16 Church Close, Buxton

Minors & Brady



16 Church Close

Buxton, Norwich

Charming village living meets versatile family space in this beautifully presented detached chalet. Set within a peaceful cul-de-sac in the sought-after village of Buxton, this attractive home offers bright and flexible accommodation, perfectly suited to a range of lifestyles. Thoughtfully arranged over two floors, the property features spacious reception areas, three bedrooms and two bathrooms, creating a practical layout for modern living. Outside, the generous mature garden provides a wonderful setting for relaxing and entertaining, while ample off-road parking and a garage add further convenience. Combining a quiet village setting with excellent day-to-day practicality, this is a home that effortlessly balances comfort, space and lifestyle appeal. A fantastic opportunity for those seeking a well-maintained home in one of Norfolk's most desirable village locations.

- Detached chalet bungalow in a quiet cul-de-sac setting
- Highly sought-after village location in Buxton
- Flexible layout with up to three bedrooms available
- Spacious dual-aspect sitting room with French doors
- Well-appointed kitchen/breakfast room overlooking the garden
- Ground floor shower room and first floor family bathroom
- Two generous first-floor double bedrooms with storage
- Mature, private rear garden with patio seating area
- Brick weave driveway providing ample off-road parking
- Garage with power and lighting plus mains services connected





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The Location

Set within the picturesque village of Buxton, this location offers an appealing blend of countryside charm and everyday convenience. Set alongside the River Bure and surrounded by attractive Norfolk countryside, Buxton is a highly regarded village known for its welcoming community, scenic walks and relaxed pace of life. Residents enjoy a range of local amenities including a village shop with Post Office services, a popular public house and an active village hall hosting regular events and activities throughout the year.

For a wider selection of shopping, dining and leisure facilities, the neighbouring market towns of Aylsham and Wroxham are both within easy reach, while Norwich provides an extensive range of retail, cultural and entertainment opportunities. Families are well catered for, with primary schooling available within the village and a selection of highly regarded secondary schools, colleges and universities accessible in the surrounding area.

The location is particularly attractive for those seeking a balance between rural living and connectivity. Regular bus services link the village to Norwich and neighbouring communities, while nearby rail stations at Wroxham and Worstead provide convenient access across Norfolk and beyond. Norwich International Airport is also within easy reach, offering a range of domestic and European destinations.

Beautiful countryside, riverside walks and access to the Norfolk Broads are all close at hand, making this an excellent setting for those who enjoy the outdoors. Combining a peaceful village atmosphere with strong transport links and excellent nearby amenities, Buxton continues to be a sought-after location for a wide range of buyers.





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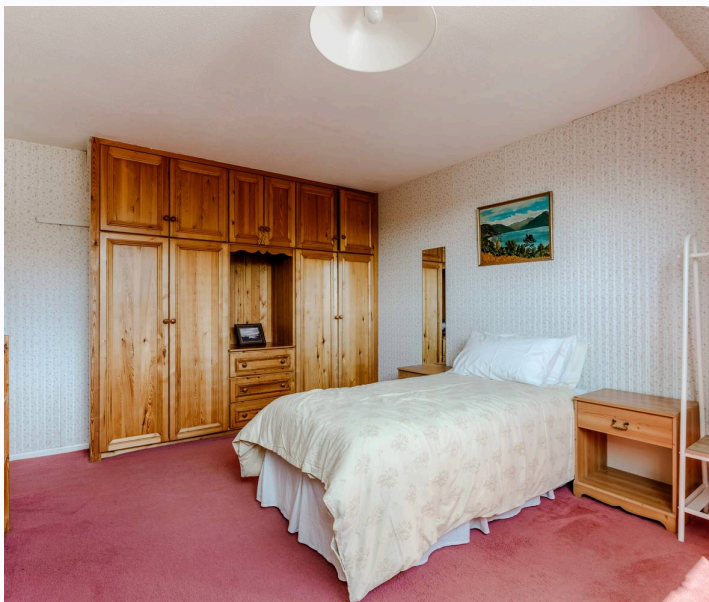
Buxton, Norwich

Church Close, Buxton

Nestled within a peaceful cul-de-sac in the highly sought-after village of Buxton, this attractive detached chalet offers a wonderful blend of space, flexibility and village charm. Beautifully presented throughout, the property enjoys bright and versatile accommodation, making it ideally suited to families, downsizers or those seeking a home with adaptable living arrangements. Benefiting from ample off-road parking, a garage and a generous mature garden, this is a home that offers both practicality and lifestyle appeal in equal measure.

Stepping inside, the welcoming entrance hall provides access to the principal ground floor accommodation and immediately conveys the light and airy feel that continues throughout the home. The spacious sitting room is a particular highlight, enjoying a dual-aspect design that allows natural light to flood the space throughout the day. French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living, while an attractive fireplace provides a cosy focal point.

The kitchen/breakfast room is well-appointed with an extensive range of fitted units, generous worktop space and integrated cooking appliances, offering a functional and sociable environment for everyday living. Positioned overlooking the garden, the room provides ample space for casual dining and benefits from a convenient side access door.



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Further enhancing the versatility of the accommodation, the ground floor also features a third bedroom, currently utilised as a dining room, allowing purchasers the flexibility to tailor the space to their own requirements. Whether used as a formal dining area, guest bedroom, home office or hobby room, it offers valuable additional living space. A ground floor shower room adds further convenience and practicality.

The first floor hosts two particularly generous double bedrooms, both benefiting from useful built-in storage solutions. These rooms are served by a family bathroom fitted with a bath and shower over, creating comfortable and practical accommodation for both residents and guests.

Outside, the property continues to impress. The mature rear garden is a wonderful feature, offering an excellent degree of privacy and a peaceful setting to enjoy throughout the seasons. Predominantly laid to lawn and complemented by established shrub borders, the garden provides ample space for children to play, gardening enthusiasts to indulge their passion or for entertaining family and friends during the warmer months. A paved seating area creates the perfect spot for al fresco dining and relaxation.

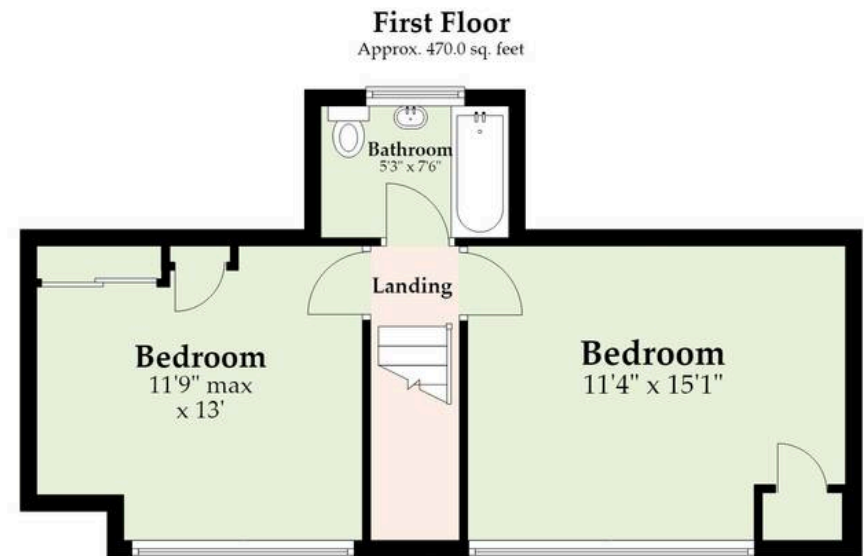
To the front, a brick weave driveway provides parking for multiple vehicles and leads to the single garage, which benefits from power and lighting.

Agent's Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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Total area: approx. 1317.0 sq. feet

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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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