



21 Chapel Street, Southrepps
£375,000

Minors & Brady



21 Chapel Street

Southrepps, Norwich

From the moment you arrive, this beautifully updated village home impresses with its generous proportions, stylish presentation and highly versatile accommodation. Occupying a desirable position within the sought-after North Norfolk village of Southrepps, the property has been extensively improved by the current owner and is offered with no onward chain. Highlights include a stunning contemporary kitchen, an exceptionally spacious dining room, a characterful sitting room with a wood-burning stove, a bright garden room, three well-proportioned double bedrooms, a dedicated study area and a mature garden of impressive size, making it an excellent choice for modern family living.

- Offered with no onward chain
- Occupying a desirable position within the sought-after village of Southrepps
- Thoughtfully renovated and impeccably presented throughout
- Exceptionally spacious dining room, ideal for both everyday living and entertaining
- Characterful sitting room centred around a wood-burning stove
- Beautifully appointed kitchen with integrated appliances and quality finishes
- Light-filled garden room opening directly onto the rear garden
- Three well-proportioned double bedrooms arranged over the first floor
- Generous landing incorporating a dedicated study area overlooking the garden
- Large mature landscaped garden, integral garage and private parking



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The Location

Chapel Street is situated within the attractive North Norfolk village of **Southrepps**, offering a pleasant residential setting with easy access to local amenities and the beautiful surrounding countryside. The village is highly regarded for its strong community atmosphere, traditional village character, and convenient position between the market town of North Walsham and the coastal town of Cromer.

Residents benefit from a range of local amenities, including a village shop, public house, primary school, village hall, and recreational facilities, whilst a wider selection of shops, supermarkets, cafés, restaurants, schools, and healthcare services can be found in nearby Cromer and North Walsham.

The surrounding area provides excellent opportunities for outdoor recreation, with scenic countryside walks, quiet rural lanes, and a network of public footpaths readily accessible from the village. The stunning North Norfolk coastline is also within easy reach, offering beautiful sandy beaches, coastal walks, and a variety of seaside attractions.

The village enjoys convenient transport connections, with nearby road links providing access to Cromer, North Walsham, Norwich, and the wider Norfolk region. Rail services are available from neighbouring stations, offering connections across Norfolk and beyond.





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Occupying a desirable position within the highly sought-after village of Southrepps, this superbly presented three-bedroom home has been extensively improved and thoughtfully renovated by the current owner, creating a stylish and deceptively spacious residence ideal for modern family living.

The property is approached via a shared driveway leading to private parking and a welcoming entrance. Upon entering, a rear lobby opens into the reception hall, setting the tone for the quality found throughout the home. Finished with attractive oak-style flooring and offering useful built-in storage, the hall provides access to the principal living accommodation and features a staircase rising to the first floor. A contemporary cloakroom is positioned just off the hall, fitted with a modern white suite and serving the ground floor with practicality and style.

The dining room is an exceptionally spacious reception area and a standout feature of the home. Flooded with natural light and finished with oak-style flooring, this impressive room offers ample space for both formal entertaining and everyday family dining. Its generous proportions create a wonderful setting for gatherings with family and friends, whilst the open flow into the adjoining sitting room enhances the sense of space throughout the ground floor.



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The sitting room provides a warm and inviting atmosphere, centred around an attractive feature fireplace incorporating a wood-burning stove. This elegant focal point brings both character and comfort to the room, creating the perfect environment for relaxing evenings. The space is beautifully presented and enjoys a seamless connection to the garden room, extending the living accommodation further.

Forming the heart of the home, the superbly fitted kitchen has been thoughtfully designed to maximise both functionality and style. Fitted with a comprehensive range of contemporary units complemented by quality work surfaces, the kitchen incorporates integrated appliances including a Bosch dishwasher, fridge, freezer, AEG hob, oven and Neff extractor. Clever storage solutions and sleek finishes enhance its appeal, making it equally suited to everyday living and entertaining. The modern design and high specification reflect the extensive improvements undertaken throughout the property.

Beyond the sitting room, the garden room offers a highly versatile space that could be utilised as a further reception area, hobby room or home workspace. With French doors opening directly onto the garden, the room enjoys excellent natural light and creates a wonderful connection between the indoor and outdoor living spaces.



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The first floor continues to impress with its spacious layout. A particularly attractive feature is the generous landing area, which incorporates a dedicated study space overlooking the rear garden. Ideal for those working from home, studying or simply requiring a quiet reading area, this thoughtfully arranged space further enhances the practicality of the accommodation.

All three bedrooms are comfortable doubles, providing flexibility for growing families, visiting guests or those seeking additional workspace. The principal bedroom is especially impressive, enjoying a bright and airy feel together with attractive views to the rear. The remaining two bedrooms are equally well-proportioned and beautifully presented, maintaining the property's high standard of finish throughout.

Serving the bedrooms is a contemporary family bathroom fitted with a stylish white suite. The bathroom includes a bath with shower over, modern sanitaryware and quality tiling, creating a fresh and sophisticated space designed to meet the needs of modern households.



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Outside, the property enjoys a particularly attractive and mature rear garden, offering a larger footprint than typically associated with homes of this style. Predominantly laid to lawn and enclosed by established hedging and fencing, the garden has been carefully arranged into distinct areas that allow owners to enjoy different aspects throughout the day. Mature shrubs, established planting and a magnificent cherry tree create an appealing setting for outdoor entertaining, gardening and family enjoyment. A timber garden shed provides useful additional storage.

Parking is provided via a private gravelled area with space for several vehicles, accessed from a shared driveway. The integral garage offers further storage or parking options and benefits from direct access into the garden room, adding to the property's versatility and convenience.

This exceptional village home represents a rare opportunity to acquire a beautifully renovated property in a desirable North Norfolk location.

Agents Notes

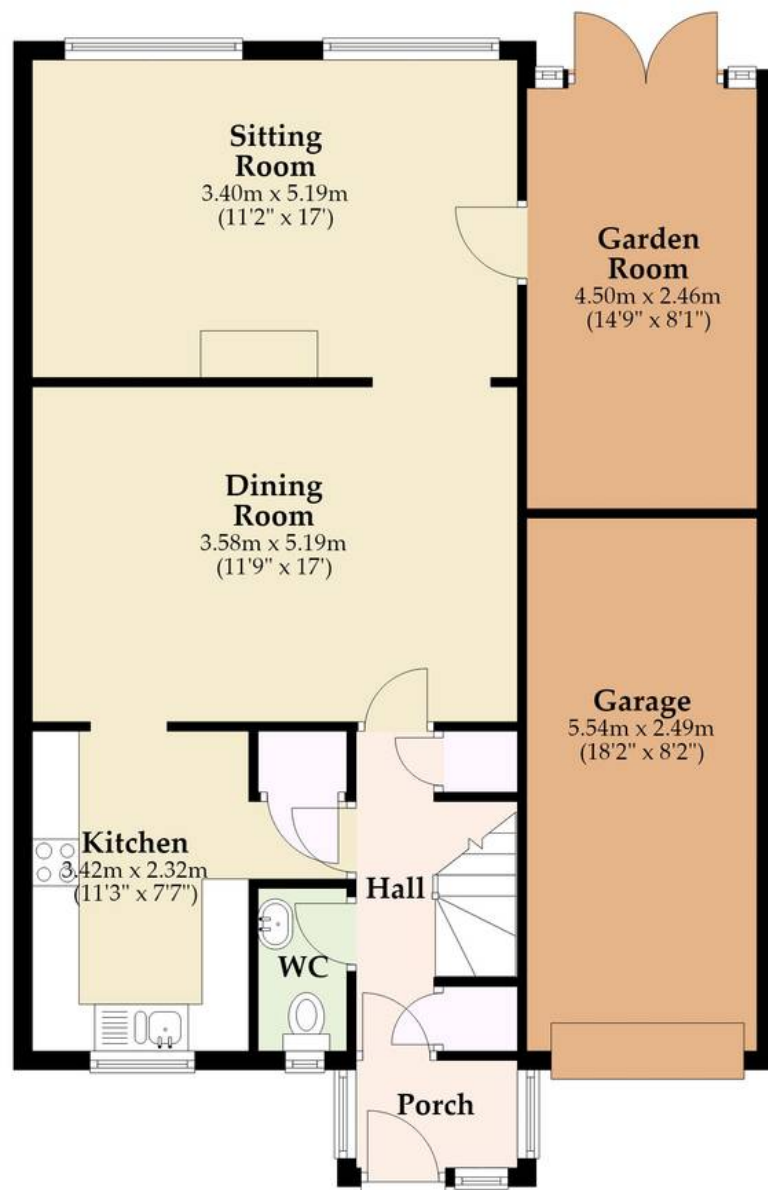
- This property will be sold freehold.
- Connected to mains water, electricity and drainage.
- Oil central heating system.
- This property has shared access to private driveways.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Ground Floor

Approx. 83.3 sq. metres (896.1 sq. feet)



First Floor

Approx. 51.5 sq. metres (553.9 sq. feet)



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Total area: approx. 134.7 sq. metres (1450.0 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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 homes@minorsandbrady.co.uk  01603 783088  6 Church Road, Hoveton, NR12 8UG

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T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk
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