



26 Chamberlin Court, Blofield

Guide Price £325,000

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26 Chamberlin Court

Blofield, Norwich

Stunning extended & fully renovated family home offering luxury, comfort and effortless living. Imagine moving into a home where every detail has already been carefully considered.

Beautifully remodelled and significantly extended, this exceptional property combines elegant contemporary design with practical family living, offering beautifully presented accommodation across three floors. Situated within a highly sought-after Broadland village, you'll enjoy excellent local amenities, including

Ofsted-rated 'Good' schools, outdoor recreational facilities, a village shop and an award-winning AA Rosette pub and restaurant, all while benefiting from no onward chain. From the moment you step inside, the quality of the renovation is immediately apparent. Natural Travertine flooring flows throughout the ground floor, complemented by a striking glass balustrade staircase and beautifully appointed bathrooms that create a feeling of understated luxury. Beyond the impressive aesthetics, the property has been comprehensively modernised with complete rewiring, new plumbing, a recently installed boiler and energy-efficient lighting throughout, allowing you to enjoy your new home with confidence and hopefully no unanticipated maintenance costs.



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At the heart of the home lies a stunning bespoke kitchen designed to be as practical as it is beautiful. Premium Siemens integrated appliances include a multi-function oven, combination steam oven, warming drawer and integrated dishwasher, while the instant boiling water Quooker tap and elegant quartz worktops with matching splashbacks make everyday life effortless. Whether preparing family meals, entertaining guests or enjoying a quiet morning coffee, this is a space where people naturally come together. Designed with modern lifestyles in mind, the accommodation offers outstanding flexibility. The spacious lounge provides the perfect place to relax, centred around a welcoming wood-burning stove and flooded with natural light from two large rooflights, both fitted with electric blinds, one of which is remotely operated. Doors open directly onto the garden, creating a seamless connection between inside and out during the warmer months. The adjoining dining room offers equally impressive versatility, easily adapting as a formal entertaining space, family room, ground-floor bedroom or additional reception room to suit changing needs, making the home ideal for growing families, multi-generational living or those working from home.



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The thoughtfully designed loft conversion creates a wonderful private retreat. Currently arranged as a spacious bedroom with dressing area, it also offers the flexibility for a home office, creative studio or additional bedroom, all complemented by generous eaves storage that keeps everyday clutter neatly out of sight.

Outside, the low-maintenance landscaped garden has been designed for enjoyment rather than hard work. Raised decking and raised planting beds provide colour and interest throughout the seasons, without the work of low-level borders. This tranquil space offers an excellent level of privacy, with no directly overlooking properties. It creates a peaceful setting for outdoor dining, entertaining or simply unwinding after a busy day. The fully powered and air-conditioned garden cabin offers endless possibilities as storage, a home office, gym, studio or hobby room, providing valuable additional living space all year round. Comfort extends far beyond what can be seen. Acoustic insulation has been installed to the party wall across all three floors, creating a noticeably quieter living environment, while additional thermal insulation throughout the property contributes to excellent energy efficiency.



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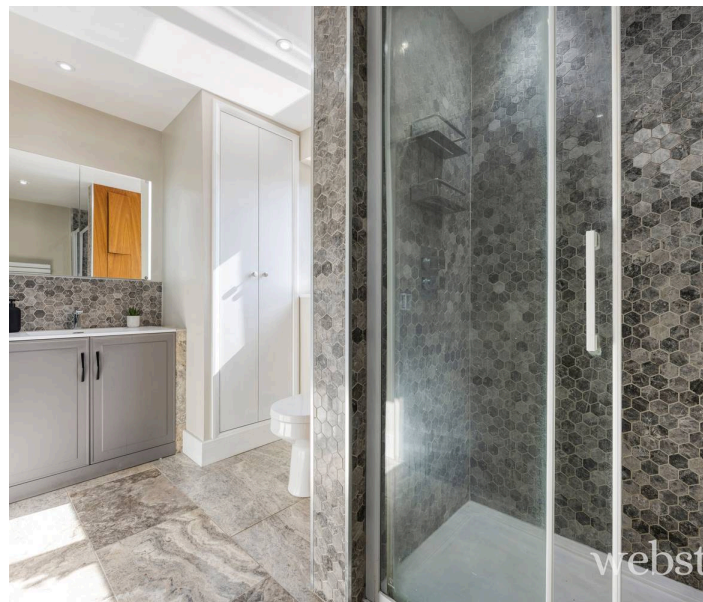
The result is an impressive EPC rating towards the top of Band C, helping to keep running costs under control without compromising on comfort.

This is far more than a beautifully renovated house. It is a home designed to make everyday living easier, more comfortable and more enjoyable; a place where high-quality finishes, flexible spaces and thoughtful design come together to create a property ready to be enjoyed from the day you move in. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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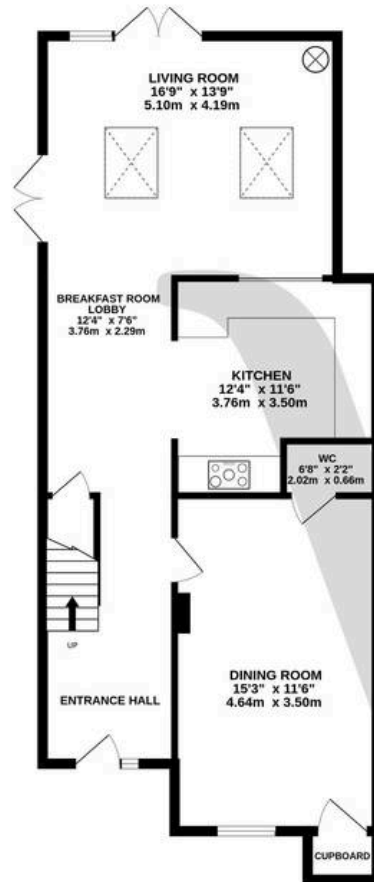
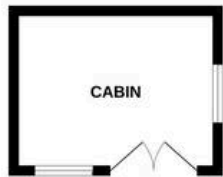
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- Extensively renovated & Extended home – A beautifully transformed property offering stylish, modern accommodation arranged over three floors, with high-quality improvements throughout
- Luxury fitted kitchen with integrated appliances, featuring a built-in cooker, hot water tap and contemporary finishes designed for modern family living
- Exceptional and flexible living space, including a spacious lounge, formal dining room with potential to become an additional bedroom, and versatile loft accommodation
- Impressive lounge with wood-burning stove, French doors and skylights with blackout electric blinds
- Premium finishes throughout, including Travertine flooring to the ground floor, stylish glass balustrade staircase, updated bathrooms and a new boiler
- Versatile loft conversion providing a bedroom with dressing space, potential home office/study area or the option for further bedroom accommodation with useful eaves storage
- Private and well-designed outside space with raised beds, off-road parking, no properties directly overlooking and a powered cabin with air conditioning

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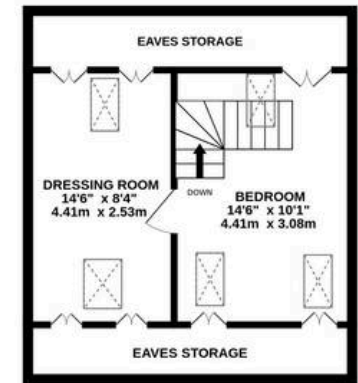
GROUND FLOOR
923 sq.ft. (85.7 sq.m.) approx.



1ST FLOOR
575 sq.ft. (53.4 sq.m.) approx.



2ND FLOOR
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 1883 sq.ft. (175.0 sq.m.) approx.

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.

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