



7 Chapel Court, Norwich

£325,000 Freehold



websters.

Tucked away in a quiet cul-de-sac, this established 1970s detached home offers well-proportioned and versatile accommodation, ideally suited to modern family life. With a practical layout, generous living spaces and excellent potential for improvement, the property provides an exciting opportunity for buyers to personalise and enhance the home over time. A covered entrance opens into a welcoming hallway, with stairs rising to the first floor and a convenient ground floor cloakroom situated just off. To the front, a useful study provides an ideal space for home working, homework or a playroom, offering valuable flexibility for a growing family.

The principal living accommodation centres around a generous sitting room, which enjoys plenty of natural light from a large window and flows through an archway into the adjoining dining room. This creates a sociable and versatile space, equally well suited to everyday family life and entertaining.



- No onward chain
- Established gardens
- 4 generous bedrooms
- Downstairs cloakroom
- Nearby public transport
- Garage and carport
- Excellent local shops and schools
- Easy reach to city centre



From the dining room, a door leads through to the kitchen, which is fitted with a range of units, ample worktop space and provision for appliances. There is also access to the rear garden and useful under-stairs storage. For those looking to modernise, there is clear potential to reconfigure this area and create a more contemporary open-plan kitchen and dining space, subject to any necessary consents.

Upstairs, the property offers four well-proportioned bedrooms, providing plenty of space for family living. The principal bedroom benefits from built-in wardrobes, while the remaining bedrooms offer excellent flexibility for children, guests, hobbies or additional workspace. The family bathroom is fitted with a four-piece suite, incorporating both a bath and separate shower.

Outside, the property enjoys established gardens, providing an attractive and private setting for outdoor seating, entertaining and family use. An adjoining garage and carport provide excellent parking and storage facilities.

Overall, this is a well-balanced and versatile family home, offering a practical layout, generous accommodation and considerable scope for improvement. With the opportunity to modernise and add further value, it represents an exciting prospect for buyers looking to create a long-term family home in a peaceful and convenient setting.

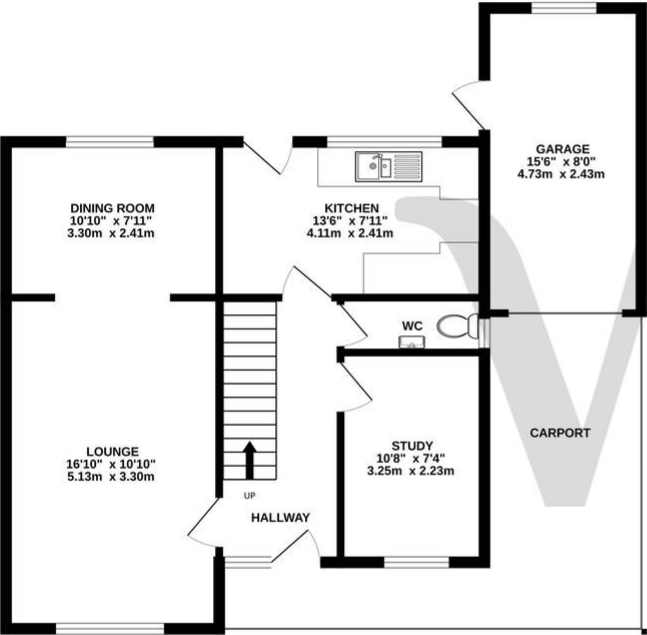
Council Tax band: D

Tenure: Freehold

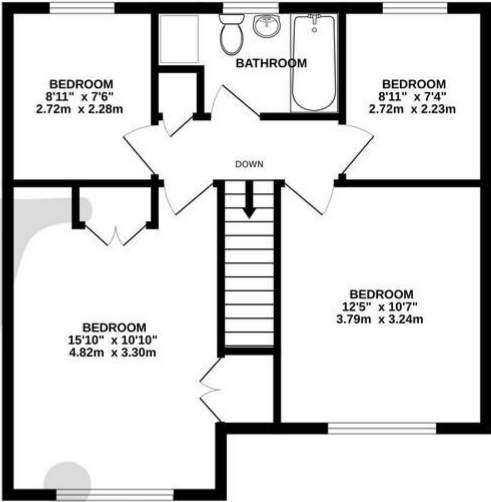
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

GROUND FLOOR
853 sq.ft. (79.3 sq.m.) approx.



1ST FLOOR
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 1409 sq.ft. (130.9 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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