

# propertyladder



## Castleton Close, Chapel Break, NR5

A Stylish Two Bedroom Extended Semi-Detached Home!

**GUIDE PRICE £250,000 FREEHOLD**



BRITISH  
PROPERTY  
AWARDS

2025

★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)



# A SLEEK AND EXTENDED HOME WITH IMPACT!

Located in the popular residential area of Chapel Break, 1 Castleton Close is a stylish semi-detached home that has been thoughtfully extended and improved to create a superb modern living space, ideal for first-time buyers, professionals or investors.

The ground floor begins with a welcoming entrance hall leading into a spacious 5.18m living room, offering a comfortable and versatile reception space. To the rear lies the real showpiece of the home, a stunning extended kitchen/dining room, also measuring approximately 5.18m in length. This impressive space is filled with natural light, featuring a skylight, a range of fitted cabinetry, integrated appliances and double doors opening directly onto the rear garden, creating a seamless connection to the outdoor space.

Upstairs, the property offers two well-proportioned bedrooms along with a modern, stylish shower room finished to a contemporary standard.



*“a spacious 5.18m living room, offering a comfortable and versatile reception space”*



## Overview

- Modern first-floor shower room
- Spacious 5.18m living room
- Stunning 5.18m kitchen/diner extension
- Skylight flooding the kitchen with natural light
- Integrated appliances and quality cabinetry
- Double doors opening onto rear garden
- Private driveway providing off-street parking
- Enclosed rear garden with patio, lawn and shed







## Location

Castleton Close is situated in Chapel Break, a well-regarded residential area of west Norwich. The location is particularly popular with professionals and families due to its excellent access to key employment hubs including the University of East Anglia, Norfolk and Norwich University Hospital, and the John Innes Centre.

The area also benefits from convenient access to Norwich city centre, regular public transport links and nearby road networks including the A47 and outer ring road, making commuting straightforward. Local amenities, schools and green spaces are all within easy reach, adding to the strong lifestyle appeal of the area.



## Outside

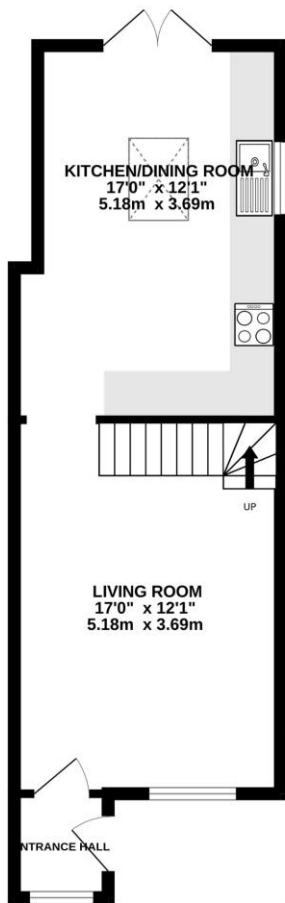
The front and side of the property provide off street parking via a private driveway. To the rear, the garden is fully enclosed by fencing and thoughtfully arranged with a shaped patio area ideal for outdoor dining, a lawn, and established flower beds including wild garlic. A good sized shed provides useful storage.

This is a home that combines modern open-plan living with practical design and a highly convenient location



GROUND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.

1ST FLOOR  
289 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 710 sq.ft. (65.9 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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**FULL EPC AVAILABLE UPON REQUEST**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             | 77 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**COUNCIL TAX BAND: B**

**LOCAL AUTHORITY: NORWICH CITY COUNCIL**

**SERVICES CONNECTED:** MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

## Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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IN NORWICH  
(NR10-16)

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