



THE STORY OF

9 Church Road

Cantley, Norfolk

SOWERBYS



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9 Church Road

Cantley, Norfolk
NR13 3SL

Deceptively Spacious Home

Well Fitted Kitchen Breakfast Room

Sitting Room and Garden Room

Two Ground Floor Bedrooms

Modern Bathroom and Utility Room

Two First Floor En-Suite Bedrooms

Parking and Garage

Established Substantial Garden and Terrace

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This deceptively spacious property is presented to an excellent standard throughout. Offering versatile accommodation, the layout allows flexibility, with ground floor bedrooms that can easily serve as additional reception rooms if desired.

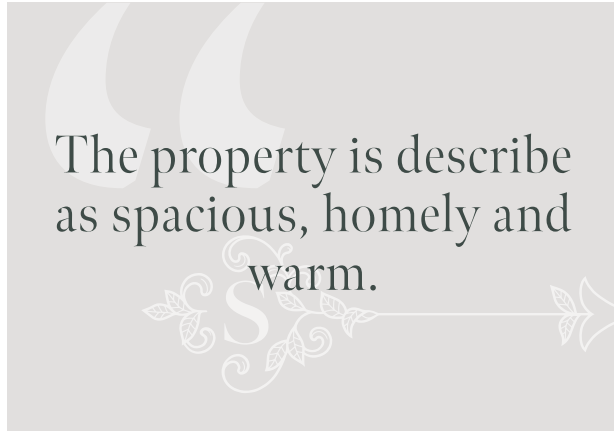
The elegant sitting room is a wonderfully sociable space, seamlessly leading into the garden room. From here, you can enjoy lovely views of the garden, with double doors opening onto the terrace- ideal for entertaining or relaxing.

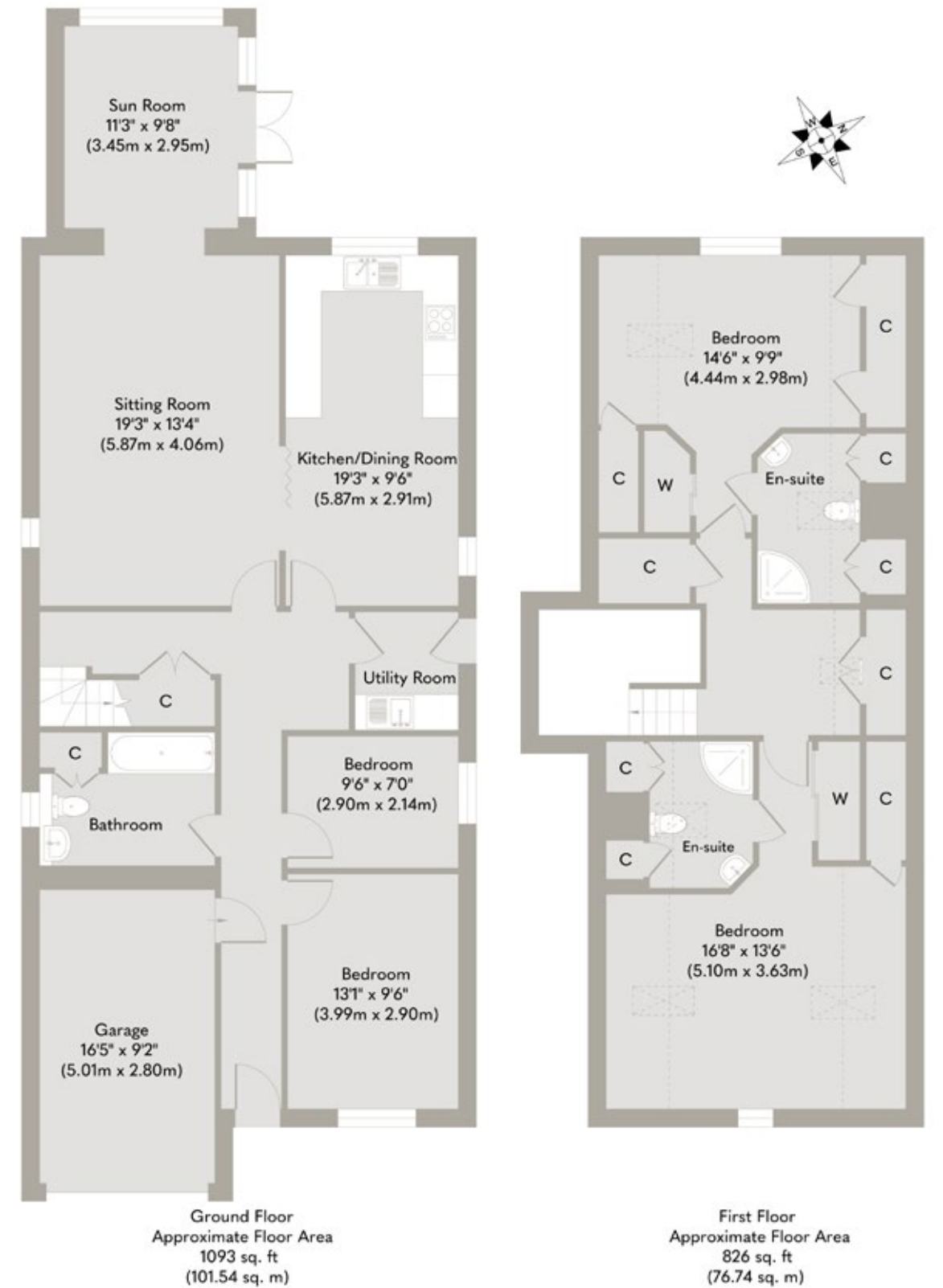
The modern, well-fitted kitchen/breakfast room provides ample storage and workspace, perfect for everyday living and family gatherings. Completing the ground floor are two well-appointed bedrooms, a contemporary bathroom, and a separate utility room for added convenience.

Upstairs, you'll find two superb en suite bedrooms, both presented to a high standard, offering comfort and privacy.

“You feel tucked away in the countryside, yet Norwich is right at your fingertips by train or car.”

Externally, the property benefits from driveway parking and access to an integral garage at the front. The established rear garden is generously sized, featuring a terrace, lawn, a variety of mature planting, and specimen fruit trees - offering a tranquil outdoor retreat.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Cantley

PEACEFUL LIVING BY THE BROADS

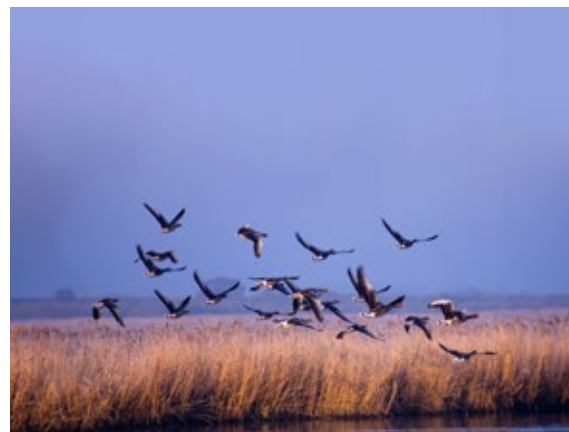
Cantley is a picturesque village situated on the banks of the River Yare, in the heart of the Norfolk Broads—one of the UK's most treasured national parks, celebrated for its beautiful waterways, diverse wildlife, and peaceful rural charm. Surrounded by open countryside and serene river views, Cantley offers an idyllic setting for those seeking a quieter pace of life, while still enjoying convenient links to surrounding areas.

The village enjoys excellent transport connections, with its own railway station offering regular services to Norwich, Great Yarmouth, and Lowestoft—making it a popular choice for commuters and those needing easy access to both the city and coast. Norwich city centre is just under 30 minutes away by train or car, providing a wealth of shopping, dining, cultural attractions, and entertainment options.

Cantley itself offers a close-knit community feel with local amenities including a well-regarded primary school, village hall, and the much-loved Reedcutter Inn, a traditional riverside pub known for its warm atmosphere and views over the river.

Outdoor enthusiasts are well catered for, with access to numerous scenic walking and cycling routes, birdwatching spots, and opportunities for boating along the Broads. The surrounding area is dotted with charming villages, historic sites, and nature reserves, offering something for everyone to explore.

Combining rural tranquillity with practicality and connectivity, Cantley is an ideal location for families, retirees, or anyone looking to enjoy the best of Norfolk countryside living.



Note from the Vendor



“It’s spacious yet homely, with wonderful outdoor space and a real feeling of being in the middle of nowhere.”



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via air source heat pump.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold. Leasehold.

LOCATION

What3words: ///

AGENT'S NOTE

Agent's note.

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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