

## 32 Edgefield Close, Norwich - NR6 7HP

£325,000 Freehold

Offering three bedrooms, this well-presented detached house is situated in a sought-after location. An open-plan living area connects the kitchen and dining space, providing a practical layout for everyday living. The enclosed garden creates a private outdoor area, with off-road parking, a single garage, and an electric charging point adding convenience. Ideal for families, professionals, or anyone seeking a comfortable and adaptable living space.



## Location

Edgefield Close is located in the sought-after area of Old Catton, just to the north of Norwich. This peaceful residential neighbourhood is within easy reach of local amenities, including shops, schools, and parks. With excellent transport links to both Norwich city centre and the surrounding areas, including the A140, it offers a quiet setting with convenient access to major routes. Nearby green spaces, such as Catton Park, provide a wonderful setting for outdoor activities. Norwich's vibrant city life, including shopping, dining, and cultural attractions, is just a short drive away, making this location ideal for those who enjoy a calm environment while staying close to the city.

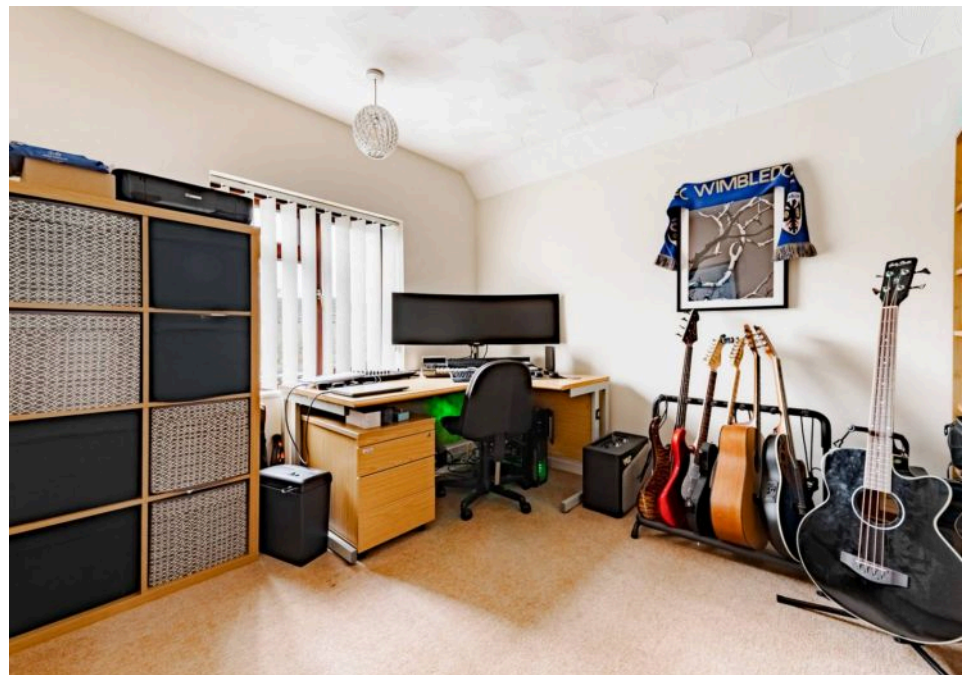


## Agents notes

We understand this property will be sold freehold, connected to mains services water, electricity, gas and drainage.

Heating system- Gas Central Heating

Council Tax Band - C





## Edgefield Close, Norwich

As you enter, you are welcomed into a generous 23ft living space, offering plenty of room to relax and enjoy. Large windows fill the room with natural light, creating a welcoming, airy atmosphere.

The open-plan layout flows effortlessly into the kitchen, which features wooden-themed built-in cupboards and ample counter space. A door leads directly to the rear garden, making it easy to enjoy outdoor space. Skylights add brightness to the kitchen area, enhancing its stylish and functional design.

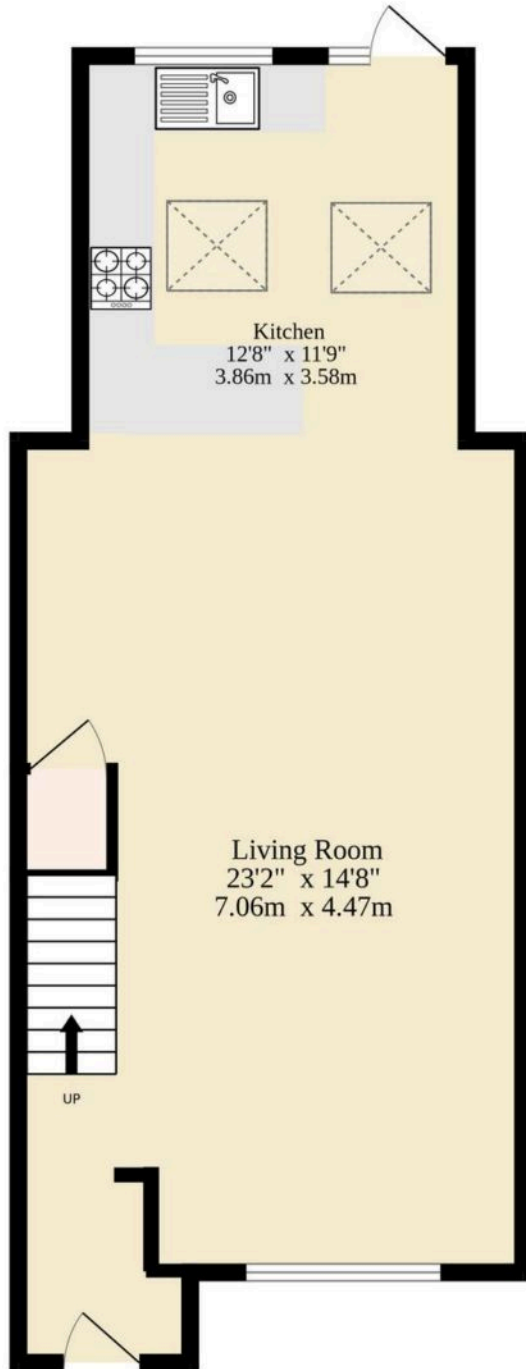
Moving upstairs, you'll find a cupboard on the landing, two well-sized bedrooms, and a smaller room, ideal for a child's room, office, or study. The family bathroom is fully tiled and features an overhead shower attachment.

Outside, the enclosed rear garden includes a storage shed and a paved area, perfect for outdoor relaxation.

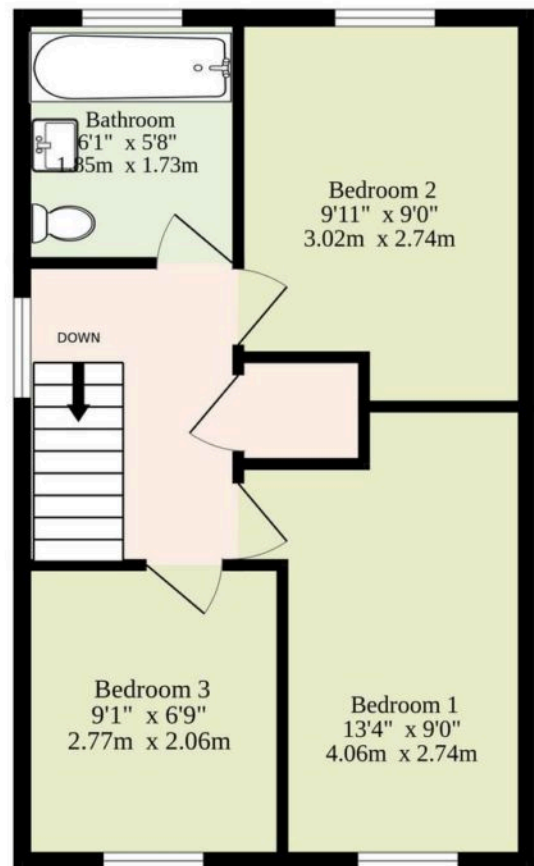
Off-road parking is provided by the driveway and single garage. The property also benefits from an electric charging point.



Ground Floor  
520 sq.ft. (48.3 sq.m.) approx.



1st Floor  
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.5 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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