



Grooms Cottage, The Street, Barton Turf

Norwich



In Excess of £450,000
Minors & Brady

Grooms Cottage, The Street

Barton Turf, Norwich

Set in the heart of Barton Turf, this detached three-bedroom home offers contemporary comfort in a tranquil village setting. With an open-plan living space filled with natural light, a private garden with distinct areas for dining and play, and off-road parking, it's a home designed for both everyday living and entertaining.

- Detached three-bedroom home in a tranquil village setting
- Spacious open-plan lounge/diner/kitchen filled with natural light
- Convenient utility room and ground floor bathroom
- Three bedrooms upstairs with family bathroom off the landing
- Serene rear garden with patio and lawn, separated by brickwork detail
- Private driveway providing off-road parking
- Side access with gate to the rear garden
- Characterful outdoor spaces ideal for entertaining or family use
- Modern interiors with a warm, welcoming feel
- Sought-after location close to the Norfolk Broads



M&B



M&B

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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:



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LOCATION

The Street in Barton Turf captures the essence of idyllic countryside living, surrounded by unspoiled scenery and a strong sense of community. This charming village offers a peaceful escape, with lush fields, meandering waterways, and a network of footpaths perfect for walking or cycling.

Just moments from the Norfolk Broads, it provides access to one of the county's most beautiful landscapes while still being within easy reach of everyday amenities. For those looking to enjoy a slower pace of life without sacrificing convenience, Barton Turf offers an enviable balance of tranquillity and practicality.

THE PROPERTY

Minors & Brady are proud to present this delightful three-bedroom detached home, combining modern styling with a warm and inviting atmosphere. Tucked away in the peaceful setting of The Street, Barton Turf, the property offers versatile living spaces, a thoughtful layout, and a garden full of character.

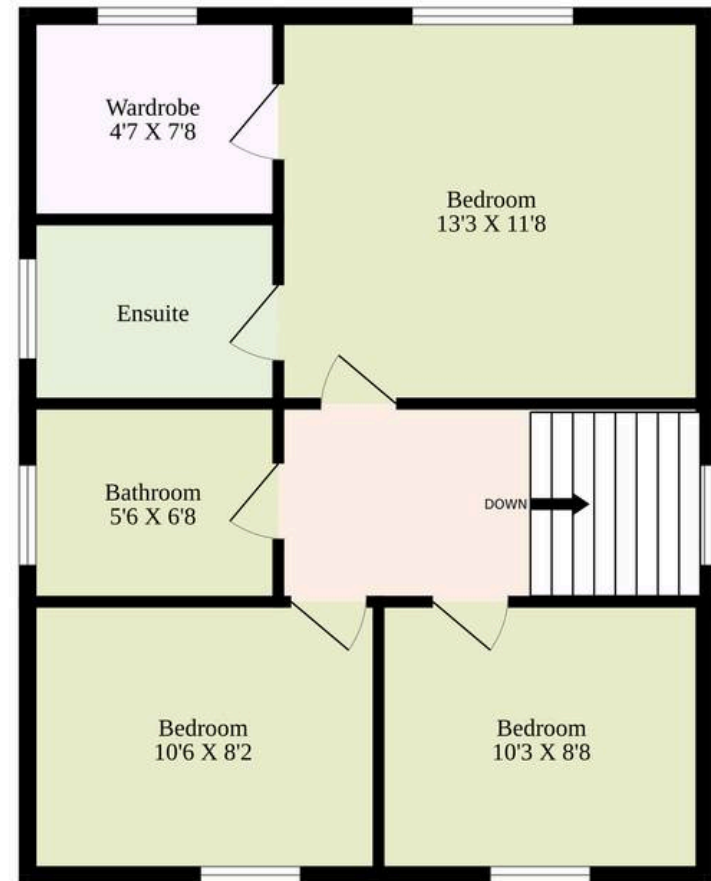
At the heart of the home is a spacious open-plan lounge, dining area, and kitchen. Flooded with natural light, this sociable layout creates a seamless flow between each space, making it ideal for family gatherings or entertaining friends. The kitchen is well presented, while an adjoining utility room provides practical storage and access to a tastefully appointed downstairs bathroom.



Ground Floor
711 sq.ft. (66.0 sq.m.) approx.



1st Floor
640 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 1350 sq.ft. (125.5 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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Dreaming of this home? Let's make it a reality



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Meet *Karol*
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Minors & Brady
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