



43 Barton Road, Badgersfield

Norwich



Minors & Brady

43 Barton Road

Badersfield, Norwich

Occupying the largest plot on Barton Road, this tastefully updated semi-detached home offers modern comfort and inviting character within a peaceful North Norfolk village. The spacious sitting room features a traditional fireplace and a warm, welcoming atmosphere, while the contemporary kitchen/diner is fitted with shaker-style units, integrated appliances, and French doors that open to the garden. A newly fitted utility room adds convenience alongside a sleek shower room, and the adjoining ground-floor double bedroom provides flexibility for guests or home working. Upstairs, three further bedrooms include two generous doubles with built-in wardrobes, served by a modern family bathroom with both bath and shower, and a landing with a useful airing cupboard. Set on a desirable corner plot, the enclosed rear garden provides plenty of space for relaxing or entertaining, complemented by a patio area, a versatile outbuilding, and ample parking for three vehicles with a driveway and garage.

Location

Barton Road is located in Badersfield, a small and well-connected village in North Norfolk that offers a peaceful residential setting with convenient access to local amenities. The area benefits from a friendly community atmosphere and lies within easy reach of Coltishall and North Walsham, both offering a range of shops, schools, and services. Norwich city centre is around a 25-minute drive away, providing extensive retail, dining, and transport links, including rail connections to London. The surrounding countryside and nearby Norfolk Broads provide scenic walking routes and outdoor recreation opportunities, making this a desirable location for those seeking both comfort and accessibility. The nearby market town of Aylsham adds to the appeal with its weekly markets and independent stores. For commuters and families alike, the area offers a great balance between village life and convenient access to key routes across Norfolk.

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Barton Road, Badersfield

Stepping inside, you're welcomed by a bright and inviting entrance hall laid with oak flooring, where a carpeted staircase with spindle balustrade rises gracefully to the first floor. Natural light filters through from a glazed oak door at the rear, giving the space an airy, open feel.

The sitting room sits to the front of the home, offering a warm and comfortable setting enhanced by decorative ceiling cornicing and a large window drawing in plenty of light. A traditional fireplace with an ornate wooden surround and cast-iron inset forms the centrepiece of the room, bringing charm and character, while oak flooring and a pendant light complete the homely atmosphere.

Flowing through to the kitchen/diner, the room combines practicality with style, fitted with attractive shaker-style units, coordinating worktops, and striking green splashbacks. Integrated appliances include a double oven, gas hob with extractor hood, fridge/freezer, and dishwasher, making it ready for immediate use. The dining area provides ample space for family meals, with French doors opening directly to the garden, inviting a natural connection between indoors and out.

To the rear, a newly installed utility room adds everyday convenience, featuring countertop space, plumbing for laundry appliances, and tiled finishes. Here you'll also find a sleek modern shower room with a walk-in enclosure, grey-toned tiling, and a close-coupled WC, as well as a glazed door leading outside.

Adjoining this area is a versatile ground-floor double bedroom, finished with smooth blue walls, recessed spotlights, and a view over the garden. Whether used as a guest room, home office, or creative space, it offers both comfort and flexibility.

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Upstairs, the landing includes an airing cupboard for storage and leads to three further bedrooms, including two generous doubles each fitted with built-in wardrobes, and a third room ideal as a single bedroom or study. The family bathroom continues the home's modern aesthetic with a fitted bath, separate enclosed shower, vanity basin, low-level WC, and chrome heated towel rail, finished with wood-effect flooring and soft neutral tones.

Outside, the property enjoys a spacious and private rear garden, offering plenty of room for relaxation and outdoor living. A large lawn provides space for recreation or entertaining, complemented by a paved patio that's ideal for seating or summer dining. A versatile outbuilding adds further practicality, perfect for hobbies, a home gym, or extra storage.

To the front, generous parking is provided for three vehicles, including space for two on the driveway and one in the garage, enhancing the appeal of this well-proportioned corner plot.

Agents notes

We understand that the property will be sold freehold, connected to all main services.

Heating system- Gas Central Heating

Council Tax Band- B

Maintenance charge of £65 per month

Some images used in this listing have been AI-staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.

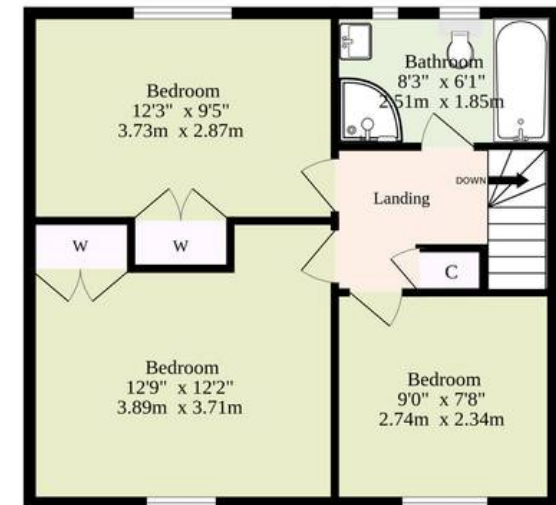


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Ground Floor
736 sq.ft. (68.4 sq.m.) approx.



1st Floor
459 sq.ft. (42.6 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1195 sq.ft. (111.0 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?

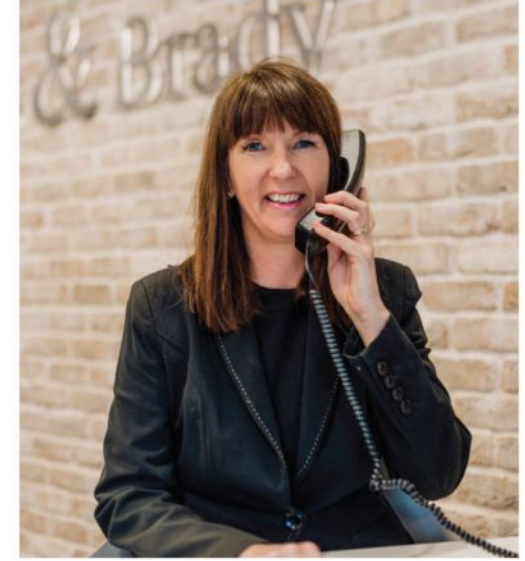
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Meet *Karol*
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