



11 Louis Close, Norwich

Guide Price **£525,000**

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11 Louis Close

Norwich

Occupying an exceptionally generous 206 ft-long plot, this impressive three-bedroom detached home offers a rare combination of spacious accommodation, character features, modern improvements and an outstanding private garden. Situated within a quiet and established close in Old Catton, the property provides a peaceful setting while remaining conveniently placed for local amenities, Norwich and surrounding areas.

The truly exceptional garden is one of the property's standout features. Extending to an impressive depth, it offers an abundance of space, privacy and versatility, with established fruit trees, mature planting and areas intentionally left more natural to encourage wildlife and biodiversity. Whether used for entertaining, gardening, children, pets or simply enjoying the peace and privacy, the garden provides an exceptional outdoor environment that is increasingly difficult to find.

There is also excellent potential for further extension or alteration, subject to the necessary planning permissions, making this a home that can continue to evolve with its new owner.



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Ground Floor

The property is approached via a welcoming entrance porch, opening into a central hallway that provides access to the principal ground-floor rooms.

The spacious sitting room is a bright and characterful reception space, featuring a traditional fireplace, freshly laid carpets and a large side window allowing plenty of natural light into the room. Double doors open directly into the impressive conservatory, creating a natural flow between the two reception areas.

The conservatory provides an excellent additional living or entertaining space, with tiled flooring, extensive windows overlooking the garden with access directly onto the rear garden. With such a wonderful outlook, it is an ideal room from which to enjoy the property's exceptional outside space throughout the seasons.



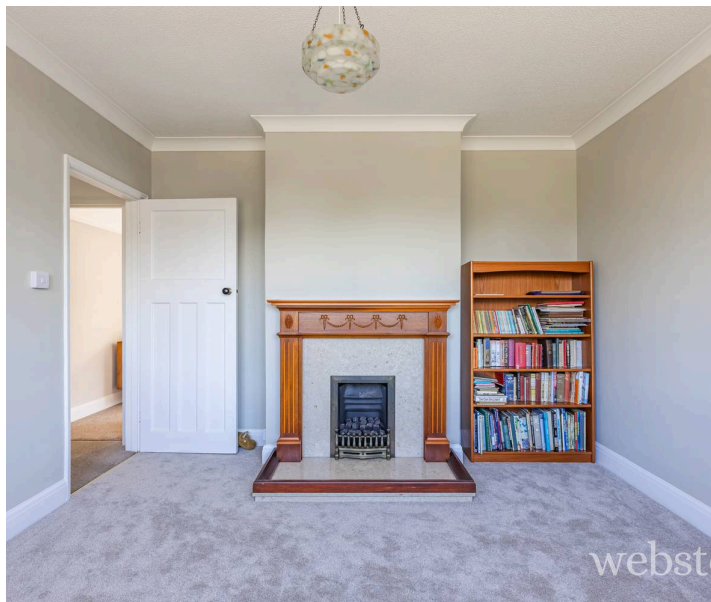


Ground Floor

The separate formal dining room provides a further elegant reception area, featuring a bay window, fireplace and fresh carpeting. Equally suited to formal dining, entertaining or use as an additional sitting room, study or hobby space, this room adds considerable versatility to the ground floor.

The brand-new shaker-style kitchen has been finished to a contemporary standard, combining timeless styling with modern practicality. The kitchen features newly fitted cabinetry and worktops, with space for the new owner to install their preferred cooker and washing machine. A rear door provides convenient access directly into the garden.

Useful under-stairs storage completes the ground-floor accommodation.







First Floor

The first floor provides three generously proportioned bedrooms, offering considerable flexibility for a wide range of buyers.

The principal bedroom enjoys a lovely outlook across the expansive rear garden and features a character fireplace together with built-in storage.

Bedroom two is an excellent double bedroom with extensive wall-to-wall fitted wardrobes, providing an abundance of storage.

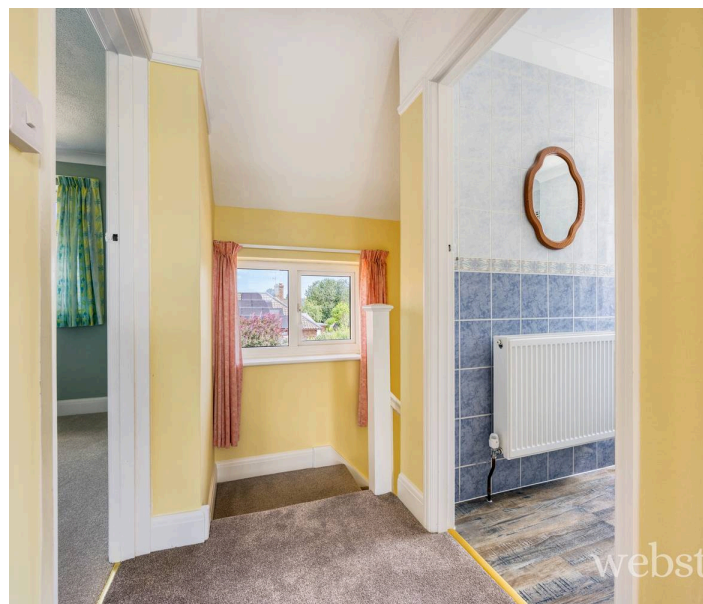
Bedroom three is also a generous double room and could comfortably serve as a bedroom, nursery, dressing room, guest room or spacious home office. The property's layout makes it equally appealing to families, couples, professionals, downsizers or buyers looking for additional space to work from home.

The recently refurbished family bathroom has been thoughtfully updated and comprises a bath with shower over, washbasin and WC, offering a fresh and contemporary finish.





- Spacious three-bedroom detached home situated on a unique plot spanning 206 ft (STMS)
- Large, private rear garden brimming with nature & fruit trees with greenhouses and extension potential (STPP)
- Two reception rooms, conservatory and modern fitted kitchen
- Highly sought-after quiet close setting
- Three well-proportioned bedrooms and family bathroom
- Excellent local amenities, schools and transport links, along with the beautiful Catton park on your doorstep
- Fantastic combination of character, space and modern improvements
- Brand new gas central heating, pipework and radiators





Further Benefits

The property has undergone a significant programme of improvements and thoughtful redecoration throughout, providing the new owner with the benefit of a number of major updates already completed.

These include a completely new heating system, with a gas boiler installed within the last year, together with new pipework and radiators throughout.

The property has also benefited from new electrics and electrical sockets throughout.

A double garage suitable for external storage.

The loft provides valuable additional storage and has been boarded approximately three-quarters of the way across, making excellent use of the available space.





The Garden

Perhaps the most remarkable aspect of this home is the exceptionally large rear garden.

Set within the property's impressive 206 ft-long plot, the garden offers a rare sense of space and privacy. Established fruit trees add character and seasonal interest, while areas of more natural and wild planting provide an attractive habitat for birds, insects and other wildlife.

The garden could be enjoyed in many different ways, from creating beautiful landscaped areas and entertaining spaces to growing produce, keeping pets or simply enjoying a peaceful connection with nature.

The scale of the plot also provides exciting possibilities for those looking to create their own outdoor retreat, subject to any relevant permissions.

The exceptionally large private garden is a true highlight of this home and one the current owners have clearly cherished.

Double Garage & ample parking.

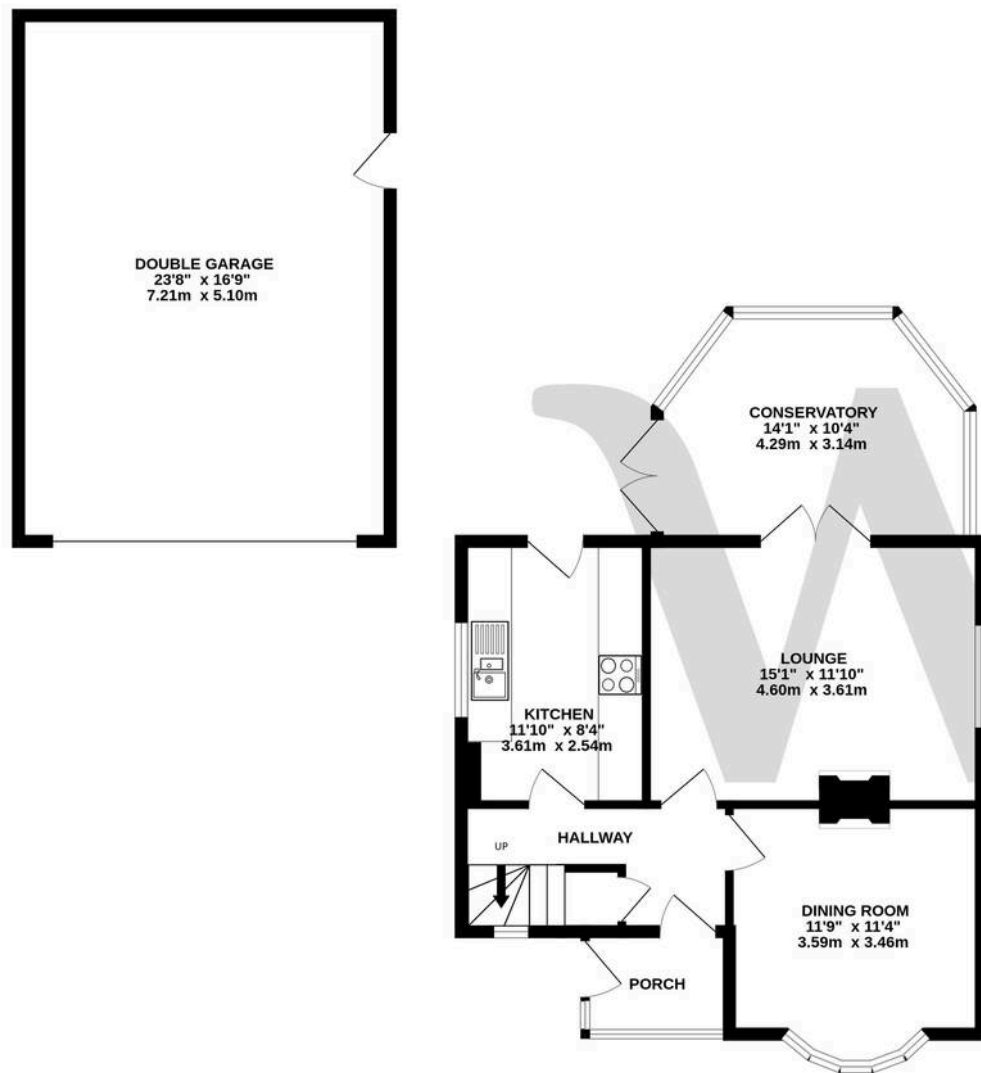
Council Tax band: C

Tenure: Freehold





GROUND FLOOR
1016 sq.ft. (94.4 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 1477 sq.ft. (137.2 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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