

propertyladder



Edgefield Close, Norwich, NR6

A Stylishly Extended Four-Bedroom Semi-Detached Home

£325,000 FREEHOLD



A Showpiece Home With Serious Style

Beautifully presented by the current owners, the property has been thoughtfully extended and updated to create a modern, flexible home with a superb open-plan kitchen/dining room at its heart. Combined with four bedrooms, two bathrooms, excellent off-street parking and a versatile converted garage, it offers considerably more than might first be expected.

The accommodation begins with a welcoming entrance hall leading into the modern fitted shower room and spacious living room.

The real showpiece of the home is the stunning open-plan kitchen/dining room. Stylish modern cabinetry is complemented by quartz work surfaces, extensive storage, integrated appliances and a useful breakfast bar, while a large roof lantern floods the room with natural light. Doors open directly onto the rear garden, creating a wonderful space for both everyday family life and entertaining.

Also on the ground floor is bedroom four. Although narrower than the other bedrooms, it has built-in wardrobes and works particularly well as a single bedroom. Alternatively, it provides an excellent home office, study, playroom or hobby space.

Upstairs are three further bedrooms, together with a well-appointed family bathroom, providing excellent accommodation for growing families.



“useful addition is the converted garage, currently arranged as a bar/games room with double doors opening onto the garden”



- Stunning Kitchen/Dining Room With Quartz Work Surfaces
- Large Roof Lantern Creating A Light-Filled Living Space
- Flexible Ground-Floor Bedroom Four / Office / Playroom
- Ground-Floor Shower Room & First-Floor Family Bathroom
- Sweeping Gravel Driveway With Parking For Several Vehicles
- Landscaped, Low-Maintenance Rear Garden With Patio
- Converted Garage Bar/Games Room With Garden Access



Location

Old Catton is one of the most popular residential areas to the north of Norwich, combining a strong community feel with excellent everyday amenities and convenient access to the city.

The area is particularly attractive to families, with a choice of well-regarded schools, numerous green spaces and a range of local facilities close at hand. For everyday shopping, a Morrisons supermarket is just a short stroll from the property, while further shops, cafés, takeaways and services can be found nearby.

The area also offers easy access to Norwich city centre and the wider road network, making it a practical choice for commuters. Nearby Sprowston and the Northern Distributor Road provide further amenities and excellent connections across Norwich and beyond.



Outside

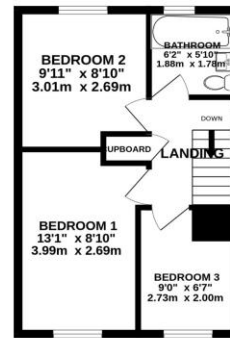
Outside, the property benefits from excellent off-street parking, with a sweeping gravel driveway providing space for several vehicles.

The rear garden has been thoughtfully landscaped, featuring an artificial lawn and attractive patio area, making it easy to maintain while providing plenty of space for outdoor seating and entertaining.

A particularly useful addition is the converted garage, currently arranged as a bar/games room with double doors opening onto the garden. With power and lighting, this is a genuinely versatile space that could equally make an excellent home office, studio, gym or workspace. The front portion has been retained as useful garden storage and still benefits from the original up-and-over garage door.

GROUND FLOOR
709 sq.ft. (65.9 sq.m.) approx.

1ST FLOOR
339 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA: 1039 sq.ft. (96.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Full EPC available upon request

Council Tax Band: B

Local Authority: Broadland District Council

Services Connected: Mains Water, Mains Drainage, Mains Gas, Electricity

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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