

propertyladder



Filby Road, Badersfield, NR10
A Spacious Three Bedroom Detached Family Home.

£282,500 FREEHOLD



BRITISH
PROPERTY
AWARDS

2023, 2024 & 2025



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

A Warm Welcoming Home With South-West Sunshine.

Offered with NO ONWARD CHAIN, this spacious detached family home enjoys a lovely position within the popular Badersfield community, combining generous accommodation with a rural setting while remaining conveniently placed for North Walsham, Norwich, the Broads and the coast.

The ground floor provides a welcoming entrance hall with useful storage and a cloakroom, leading into an impressive 18' L-shaped living room. This particularly generous reception room benefits from plenty of natural light and a multi-fuel wood burner, creating a warm and inviting focal point.

The adjoining dining room provides a second excellent reception space, with wooden flooring, picture rail and French doors opening directly onto the rear garden. This creates a lovely connection with the outside space and would work equally well for everyday family life or entertaining.

The fitted kitchen is well equipped with a range of gloss wall and base units, rolled worktops and tiled splashbacks, together with an electric Aga-style oven, integrated washing machine and useful side access door.

Upstairs, there are three genuine double bedrooms, each benefiting from built-in storage, alongside a family bathroom with shower over bath. Bedroom one is particularly spacious at almost 18ft in length.



“a good-sized south-west facing garden, featuring a patio area and raised beds, providing an attractive outdoor space”



- Three Genuine Double Bedrooms
- Impressive 18' L-Shaped Living Room
- Multi-Fuel Wood Burner
- Separate Dining Room With Garden Access
- Well-Equipped Fitted Kitchen
- Generous South-West Facing Rear Garden
- Single Garage & Off-Road Parking
- Rural Yet Convenient Badersfield Setting



Location

Badersfield is a popular and distinctive community situated within the former RAF Coltishall site, surrounded by the attractive Norfolk countryside. The development offers a peaceful, rural setting while remaining well connected to a number of larger towns and destinations.

The market town of North Walsham is approximately four miles away, providing a good range of everyday amenities including supermarkets, independent shops, cafés, restaurants, schools and other services. The wider area also offers easy access to the North Norfolk coastline and the Norfolk Broads, making the location particularly appealing for those who enjoy countryside and outdoor pursuits.



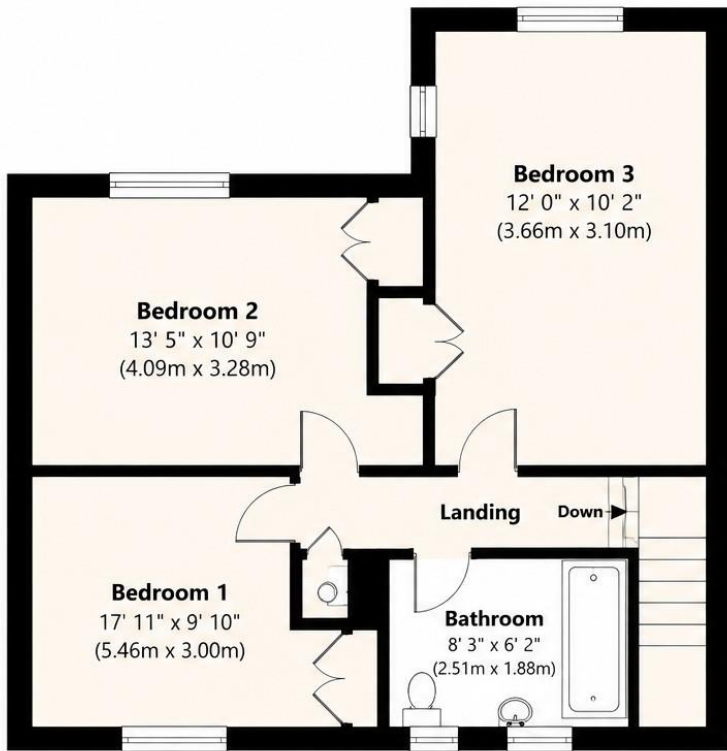
Outside

The property benefits from parking for one to two cars together with a single garage. To the rear is a good-sized south-west facing garden, featuring a patio area and raised beds, providing an attractive outdoor space for relaxing, gardening and entertaining.

With its spacious detached accommodation, three double bedrooms, excellent reception space, garage, generous south-west facing garden and NO ONWARD CHAIN, this is an appealing home for those looking to enjoy a quieter setting without sacrificing convenience.

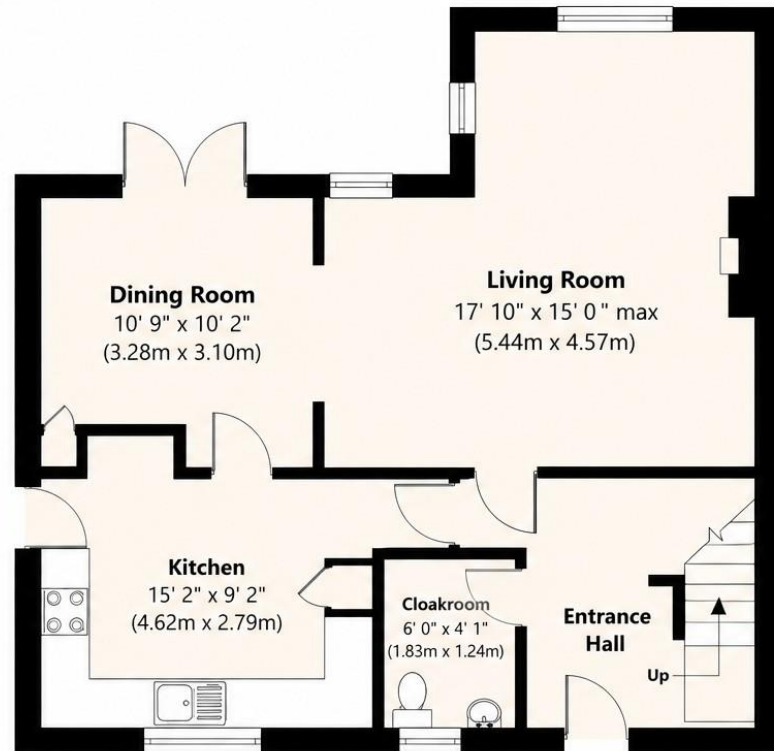
FIRST FLOOR

APPROX. 62.7 SQ. METRES (674.9 SQ. FEET)



GROUND FLOOR

APPROX. 62.7 SQ. METRES (674.9 SQ. FEET)



Total area: approx. 125.4 sq. metres (1,349.8 sq. feet)

This floor plan is for illustrative purposes only and should be used as a general guide. All measurements are approximate and not to scale. Plan produced for Property Ladder.

Full EPC available upon request

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: C

Local Authority: North Norfolk Council

Services Connected: Mains Water, Mains Drainage, Oil Central Heating, Electricity



01603
898100

98 Crostwick Lane
Spixworth
Norfolk
NR10 3NQ

sales@propertyladderonline.com



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All measurements, areas and distances are approximate. Photographs, floorplans and other illustrations are provided for guidance and may not be to scale. The particulars do not form part of any contract and should not be relied upon as a statement of fact.

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