

HARWOOD

THE ESTATE AGENT

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18 Norwich Drive, Randlay TF3 2NS

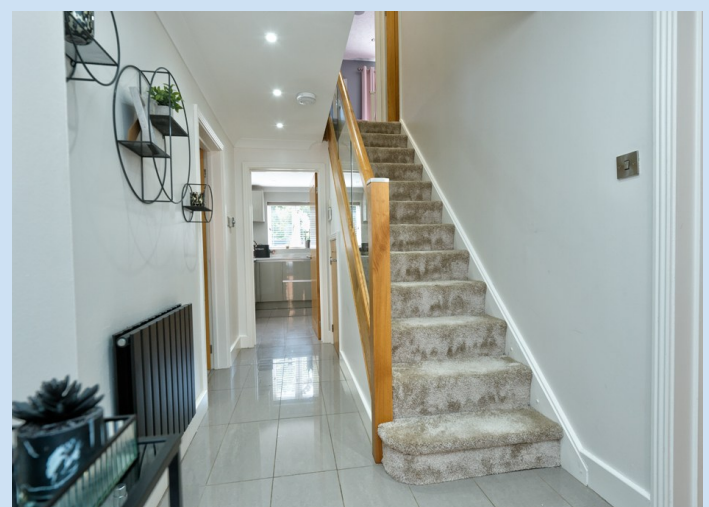


£4 6 5, 0 0 0 region

This beautifully presented detached family home enjoys a peaceful and private position at the end of a short cul-de-sac, offering generous accommodation of over eighteen hundred square feet and a superb balance of comfort, space and modern family living. The ground floor unfolds from an inviting reception hall into bright, well-arranged living areas, including a generous lounge, a separate dining room and a stunning kitchen and breakfast room with bifold doors opening out to the garden area, all supported by a practical utility space. The first floor provides a selection of well-proportioned bedrooms, with an en-suite and dressing room enhancing the sense of ease and flexibility for both family life and visiting guests. The rear garden is a standout feature, a sunny, low-maintenance retreat designed for relaxation and effortless enjoyment. Decked areas create inviting spaces for outdoor dining and entertaining, while the impressive garden room offers an ideal setting for a peaceful relaxation area, entertaining space, home office, studio or hobby space. The hot tub and gazebo, both recent additions, are included in the sale and bring a touch of luxury to the outdoor environment. To the front, driveway parking leads to a detached double garage, providing space for garaging vehicles or offering excellent storage or workshop potential. The home is superbly kept throughout and enjoys a quiet, tucked-away setting with thoughtful extras that elevate everyday living. Local schooling and amenities are close at hand, and Telford Town Centre is just a short drive away, offering extensive shopping, dining and leisure options. The nearby train station provides direct services to London, while the M54 offers convenient access to the wider national road network.

A pleasant walk from the property leads directly into the popular Telford Town Park, adding further appeal to this well-connected and beautifully positioned home.

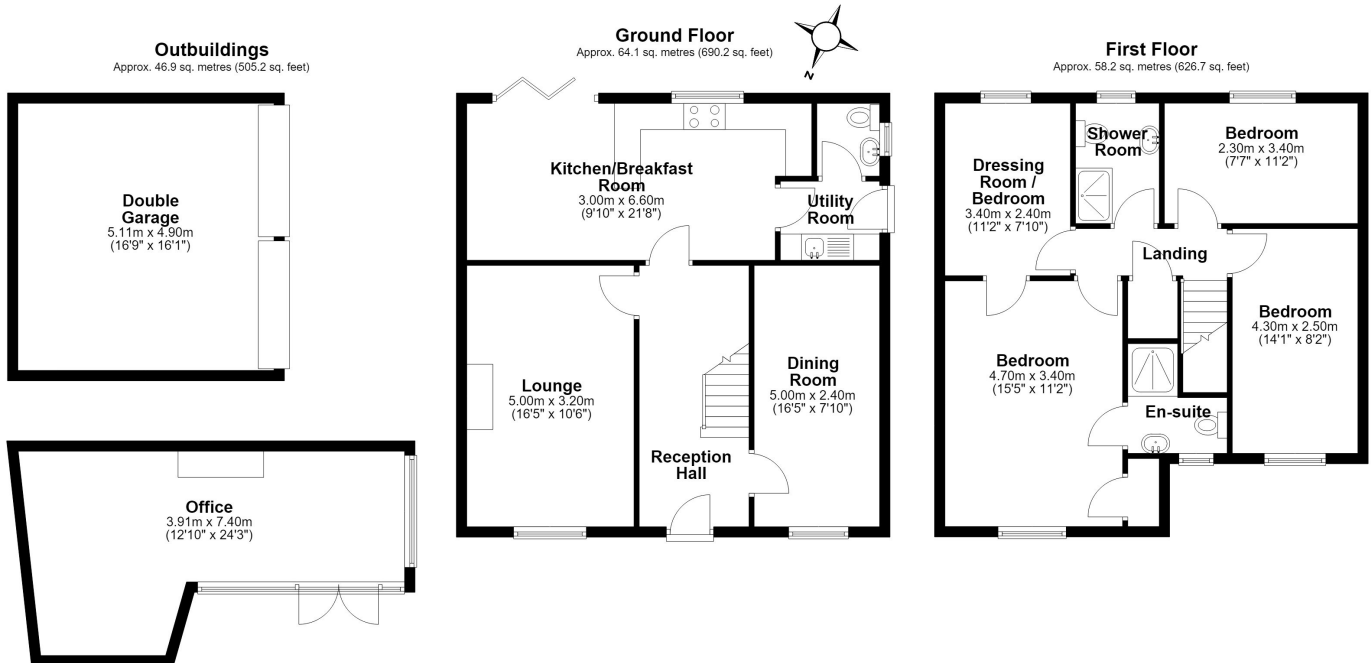
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		











Total area: approx. 169.3 sq. metres (1822.1 sq. feet)

Tenure Freehold **Council tax** Band E

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 14th August 2026