

# propertyladder



## Bailey Close, Norwich, NR6

Beautifully Presented Four Bedroom Taylor Wimpey Home!

**GUIDE PRICE £380,000 FREEHOLD**



BRITISH  
PROPERTY  
AWARDS

2025



**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)

# CONTEMPORARY COMFORT WITH GARDEN APPEAL!

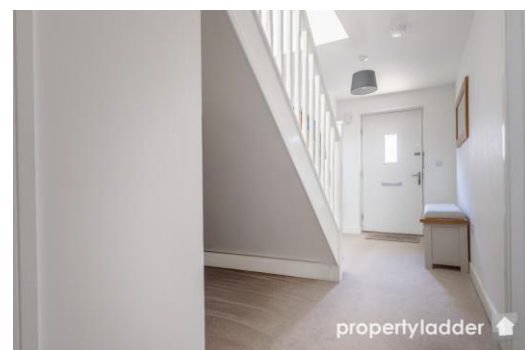
Built by Taylor Wimpey in 2020, this beautifully presented four-bedroom home is set on the sought-after Sewell Meadow development in Old Catton, offering the perfect combination of modern living, low-maintenance design, and excellent local amenities.

Inside, the property is finished to a high standard throughout, with light-filled, well-proportioned rooms and a practical layout ideal for both families and those who love to entertain. The stylish open-plan kitchen/dining room opens onto a landscaped rear garden, complete with patio seating area and low-maintenance artificial lawn - perfect for summer evenings or weekend gatherings.

Upstairs, there are four bedrooms, including a generous principal suite with fitted wardrobes and en-suite shower room. The remaining bedrooms are served by a modern family bathroom.



*“garden offers  
a private,  
enclosed space for  
relaxing and entertaining”*



## Overview

- Stylish, turn-key interior with generous living space over two floors
- Four bedrooms including en-suite principal bedroom
- Landscaped rear garden with patio & low-maintenance artificial lawn
- Surprisingly large single garage with power & storage
- Open-plan kitchen/dining room - ideal for entertaining & family
- Close to Catton Park, local shops, schools, and amenities





## Location

Old Catton is a highly desirable suburb north of Norwich, known for its blend of village charm and modern convenience. The area has a strong sense of community and benefits from local shops, pubs, and schools, along with regular bus services into the city. The nearby Catton Park - a beautiful historic parkland with walking trails, wildlife, and community events - offers a wonderful green space just minutes from your door. Excellent transport links via the NDR provide easy access to the Norfolk Broads, stunning coastline, and major road networks.



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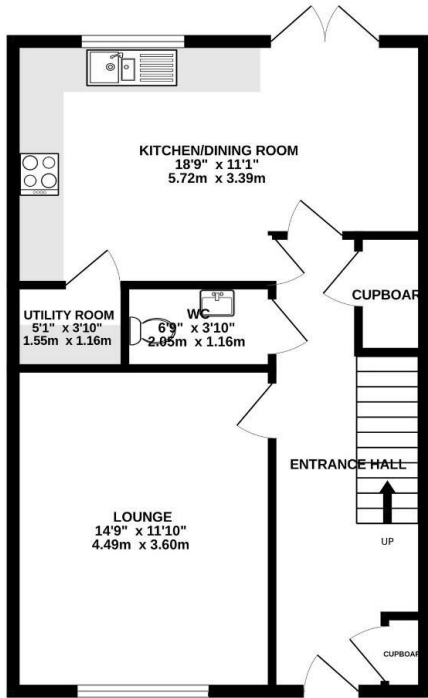
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## Outside

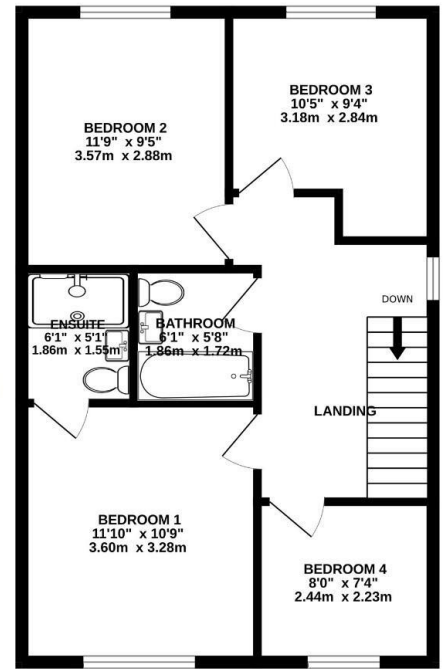
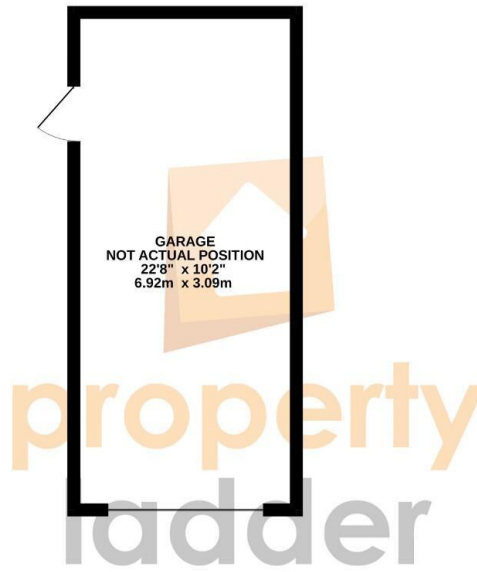
To the front, there is a driveway providing off-road parking leading to the Garage (22'8" x 10'2" / 6.92m x 3.09m).

The rear garden offers a private, enclosed space for relaxing and entertaining, with an artificial lawn and patio area ideal for summer dining.

**GROUND FLOOR**  
787 sq.ft. (73.1 sq.m.) approx.



**1ST FLOOR**  
556 sq.ft. (51.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1343 sq.ft. (124.8 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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**FULL EPC AVAILABLE UPON REQUEST**

**COUNCIL TAX BAND: D**

**LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL**

**SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING**

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.



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