



Lodge Farm Drive, Norwich - NR6 7LP



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Norwich

Well positioned within close proximity to LOCAL AMENITIES, SCHOOLS and TRANSPORT LINKS, this WELL PRESENTED SEMI-DETACHED HOUSE offers the perfect blend of comfort and convenience. Step through the inviting HALLWAY ENTRY, where stairs rise to the first floor and discover a spacious 14' FRONT FACING SITTING ROOM, ideal for relaxing or entertaining guests. The heart of the home is the OPEN KITCHEN/DINER, complete with INTEGRATED APPLIANCES and stylish finishes, while FRENCH DOORS open seamlessly onto the rear garden, creating a wonderful flow for indoor-outdoor living. Upstairs, the landing leads to TWO WELL PROPORTIONED BEDROOMS, each offering ample space and natural light. The FAMILY BATHROOM serves both rooms and features a three piece suite, including a shower over the bath perfect for busy mornings or evening unwinding. The PRIVATE and FULLY ENCLOSED GARDEN is a true highlight, larger than average for the development having been LANDSCAPED by the current vendors and enjoying a TREE-LINED REAR ASPECT. To the front, further convenience comes in the form of a TANDEM DRIVEWAY offering parking for multiple vehicles leading to the GARAGE.

Council Tax band: B

Tenure: Freehold

- Well Presented Semi-Detached House
- Within Close Proximity To Local Amenities, Schools & Transport Links
- 14' Front Facing Sitting Room
- Open Kitchen/ Diner With Integrated Appliances & French Doors Opening To Garden
- Two Well Proportioned Bedrooms Opening From The Landing
- Three Piece Family Bathroom Including A Shower Over
- Larger Than Average Landscaped Private Garden Enjoying A Tree-Lined Rear Aspect
- Tandem Driveway Parking & Garage

Old Catton is a popular suburb to the north of Norwich, within easy reach of a great selection of amenities including schooling for all ages, doctors, supermarket, shops, church and a local pub. The historic Grade II Listed 70 Acre Catton Country Park is a short walk away providing dog friendly woodland walks to explore. There is good access to the NDR (Broadland Northway) and a regular bus service into the city of Norwich with Park and Ride facility at either Norwich International Airport or Sprowston Park and Ride which are close by.



SETTING THE SCENE

Set back from the road, the property enjoys a low-maintenance frontage predominantly laid to shingle, with a range of shrubs lining the front border. Tandem driveway parking can be found adjacent to the home, leading to the garage, whilst a short pathway leads to the main entrance set under an open porch.

THE GRAND TOUR

Stepping inside, the inviting entrance hall features stairs rising to the first floor, with carpeted flooring running underfoot and continuing into the 14' sitting room, which enjoys a front-facing aspect through uPVC double glazed windows. This comfortable room allows for a variety of soft furnishing layouts and is centred around a feature fireplace. An internal door leads through to the open kitchen and dining room, boasting a range of wall and base storage units alongside integrated appliances, including a fridge, freezer, double oven and a four burner gas hob. Wrap around worktops provide ample room for food preparation, while hard flooring runs underfoot for ease of maintenance. The dining area offers plenty of space for a formal table and is flooded with natural light from French doors opening directly onto the garden.

Ascending the stairs to the carpeted first-floor landing, loft access is available above, while doors lead to two well-proportioned bedrooms. The main bedroom enjoys a front-facing aspect, complete with carpeted flooring and plentiful storage space from fitted wardrobes and an integral cupboard. The second bedroom overlooks the rear, carpeted flooring and space for a single bed. Both rooms are served by a three-piece family bathroom, including a shower over the bath with predominantly tiled splashbacks.

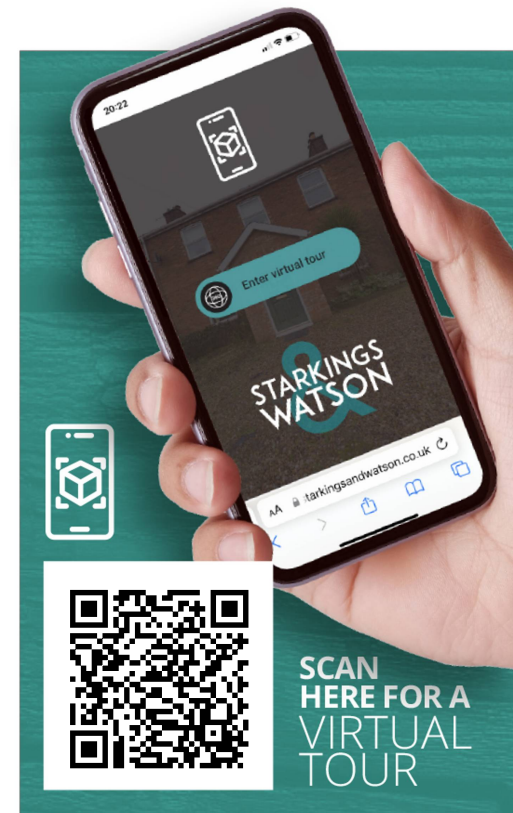
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



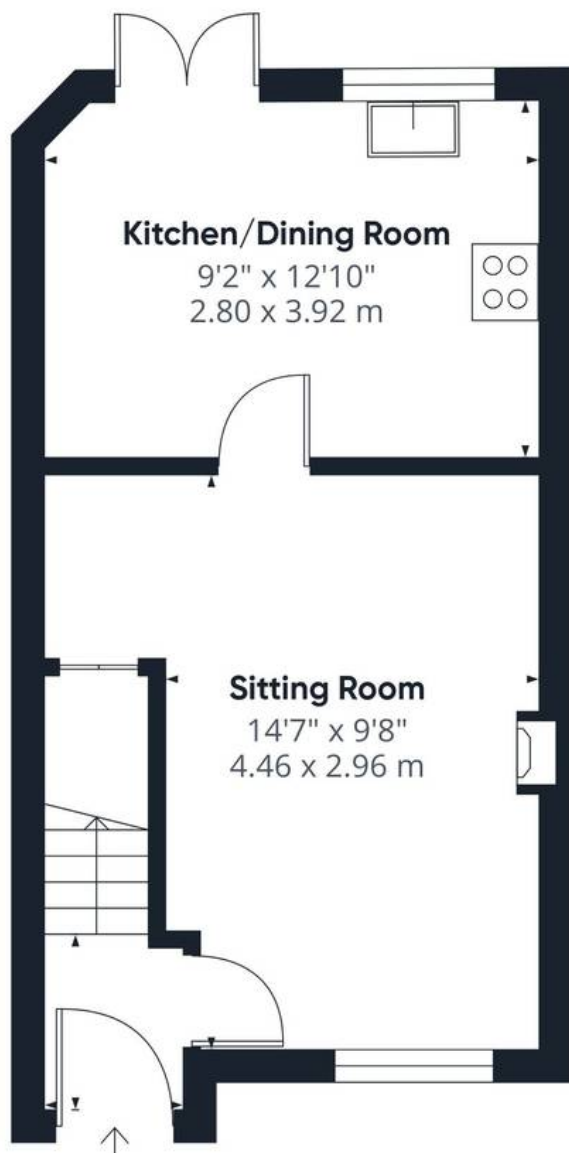




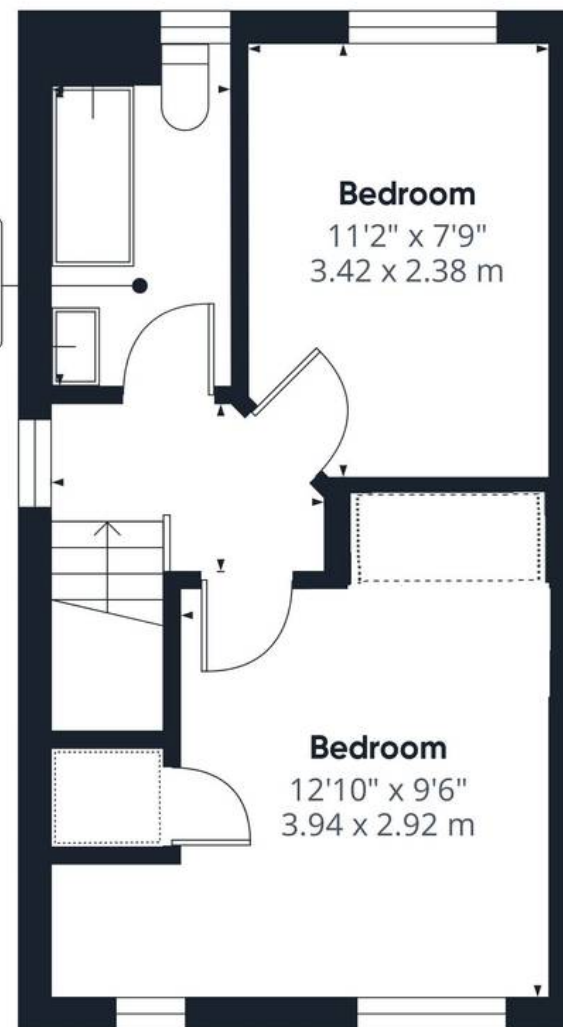
THE GREAT OUTDOORS

Stepping outside through the French doors, you are welcomed directly onto an extensive patio offering plenty of room for outdoor furniture to enjoy the summer months. Additionally, a wooden latch-and-brace gate provides access back to the driveway. Pedestrian access is available to the rear of the garage, while the garden itself is fully enclosed by timber panel fencing, featuring a well-maintained lawn that leads to the foot of the garden, where a further patio area with decorative plantings and flower beds can be found.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

588 ft²

54.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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