



4 Lodge Farm Drive, Norwich

Offers in Region of £350,000

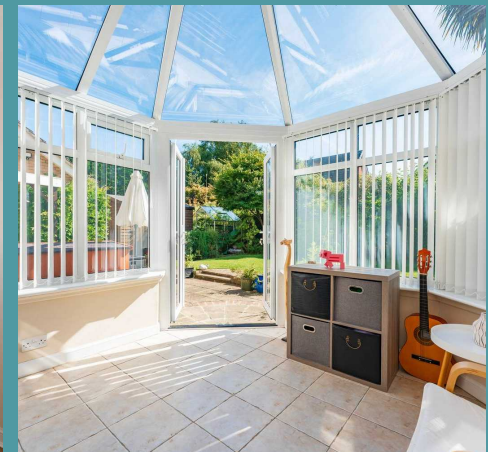
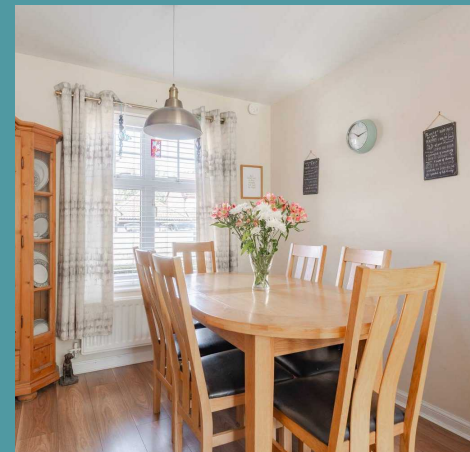
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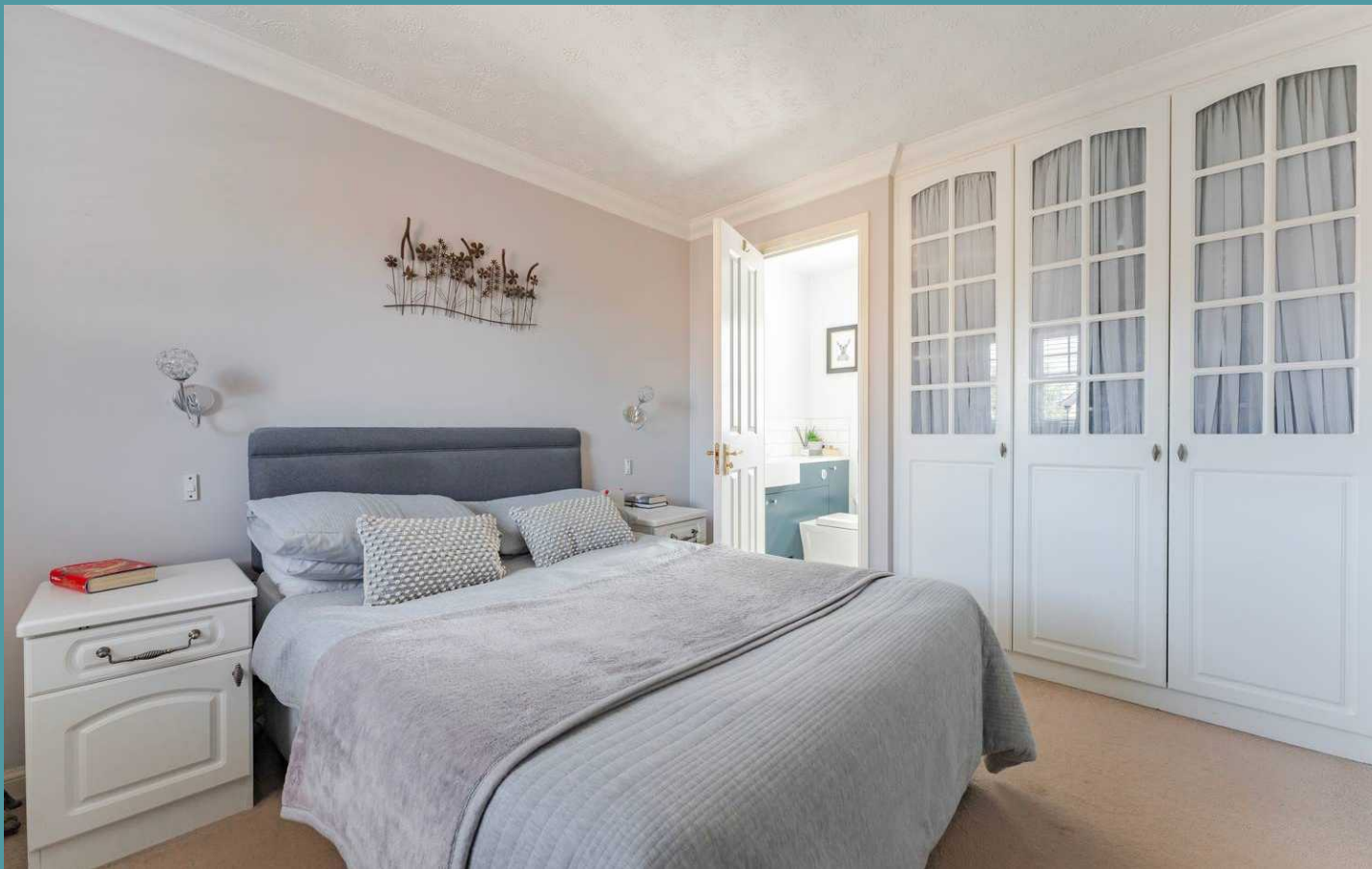
Norwich

This beautiful detached residence presents a perfect environment for modern family living. With its comfortable and contemporary interior, private well-maintained garden, and prime location, this property offers a harmonious blend of comfort and practicality. Don't miss the chance to make this residence your own and enjoy all it has to offer.

LOCATION

Norwich NR6 is a suburban area located in the north of Norwich, Norfolk, in the East of England. This area encompasses several neighborhoods, including Hellesdon, Old Catton, and parts of Mile Cross and Sprowston. It is well-connected to the city center, which is approximately three miles away, offering a blend of residential tranquility and urban convenience. NR6 is known for its green spaces, such as Catton Park and Waterloo Park, providing residents with ample opportunities for outdoor activities. The area is served by a range of amenities, including local shops, schools, healthcare facilities, and recreational centers, making it a desirable location for families and professionals alike. With a mix of traditional and modern housing, NR6 reflects the diverse character of Norwich, combining historical charm with contemporary living.





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Upon arrival is a delightful first impression to this detached residence, which continues to impress throughout. The brick-weave driveway provides off-road parking for all family members and visitors, whilst the garage offers additional secure parking or storage options.

Welcome into the bright and airy entrance hall, completed with a convenient WC. Immediately capturing your attention with its warm and inviting ambience, is the comfortable sitting room. This light-filled space is perfect for showcasing your most comfortable furniture, to unwind and relax. With the presence of a conservatory that extends the living space, allowing you to enjoy the outdoors within the comfort of your own home.

At the heart of the home lies an open-plan kitchen/dining room, ensuring effortless interaction when hosting occasions and everyday family living. Fitted with units and appliances to be able to cook your favourite meals. Offering ample amount of storage space and under-counter areas for your laundry essentials.

Ascend to the first floor, where you will encounter three bedrooms, each designed to offer relaxation and privacy. One of which flaunts a private ensuite, adding a luxury yet convenient touch. The bathroom completes the upper level, accommodating all residents in the household.





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Leading out the double doors onto the patio, where the garden is equally appealing. This entertaining patio is ideal for your outdoor furniture to enjoy the afternoon sunshine or your al-fresco dining parties during the summer months. Following down to the laid to lawn garden, where flower beds surround the boundaries and a wooden shed sits perfectly for your garden equipment. Overall this enjoyable space is privately enclosed so you can unwind in seclusion.

AGENTS NOTES

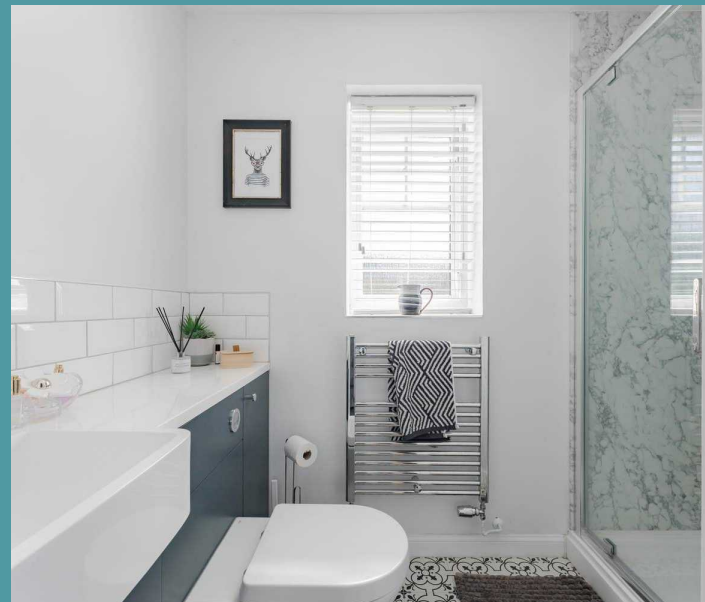
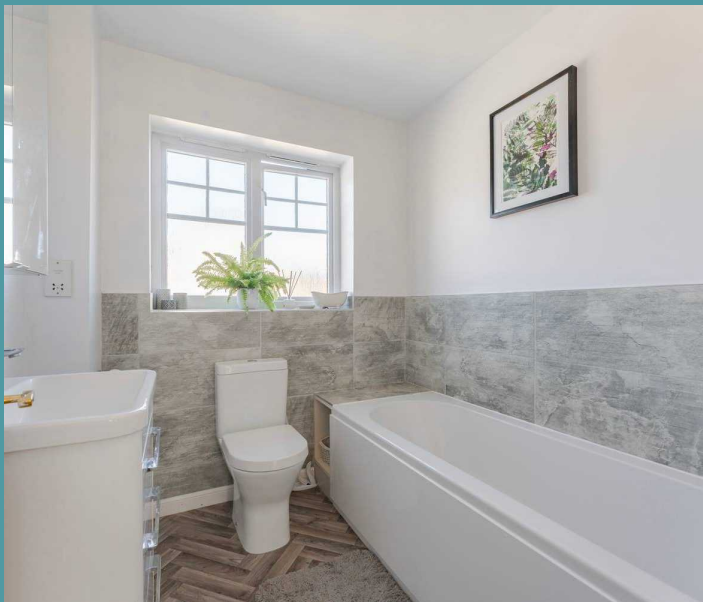
We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Electric charging point.

Council Tax Band: D





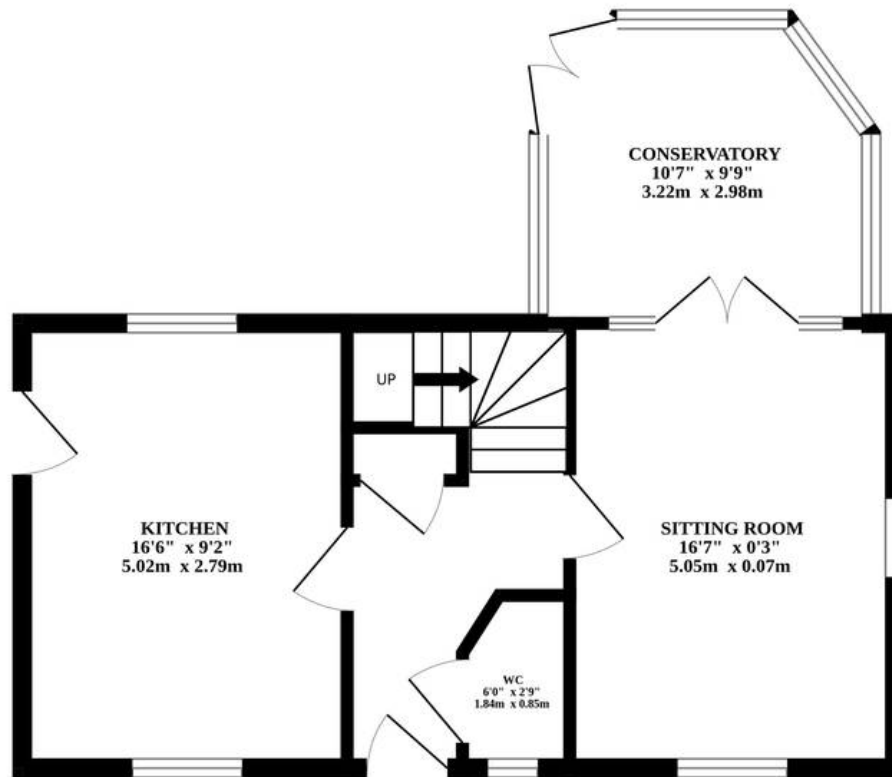
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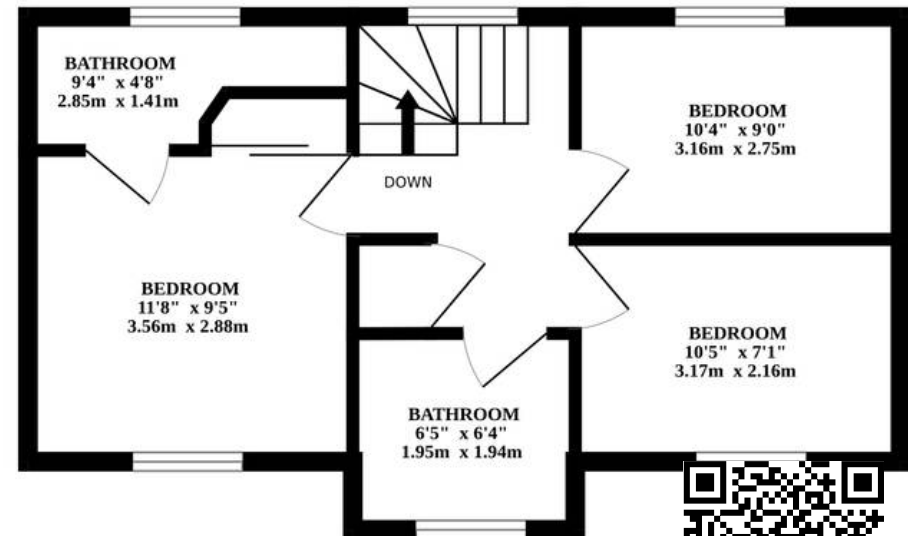
- BEAUTIFUL DETACHED RESIDENCE
- COMFORTABLE AND CONTEMPORARY INTERIOR - PERFECT FAMILY HOME
- BRIGHT & AIRY ENTRANCE HALL - CONVENIENT WC
- COMFORTABLE SITTING ROOM - FILLED WITH NATURAL LIGHT
- WELL-EQUIPPED KITCHEN/DINING ROOM
- CONSERVATORY OFFERING GARDEN VIEWS
- THREE BEDROOMS, AN ENSUITE & A BATHROOM
- WELL-MAINTAINED GARDEN - FULLY ENCLOSED FOR PRIVACY
- DRIVEWAY PROVIDING OFF-ROAD PARKING & A GARAGE
- IN CLOSE PROXIMITY TO ALL LOCAL AMENITIES AND NATURAL SURROUNDINGS



GROUND FLOOR



1ST FLOOR



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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