



31 Barton Road, Badersfield
£270,000

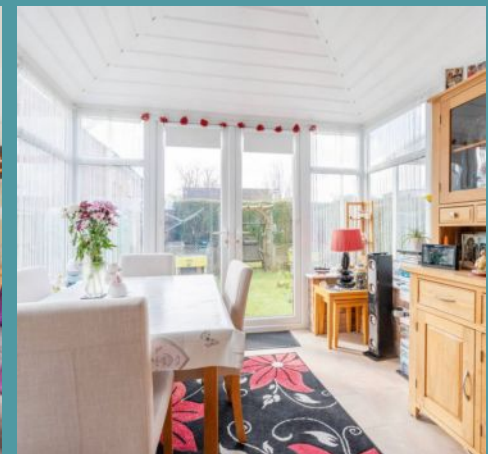
31 Barton Road

Badersfield, Norwich

Positioned in the charming Norfolk village of Badersfield, lies this semi-detached residence that offers a wonderful opportunity for those looking for a spacious and adaptable family home. Highlighting an inviting sitting room, an open-plan kitchen/dining room that has recently been re-fitted, a functional utility room, a garden room, three bedrooms and a new shower room. Externally, you will find a well-kept enclosed garden, two en-block garages and two off-road parking spaces. Don't miss the chance to experience a comfortable and convenient lifestyle within a welcoming community.

Location

Badersfield is a peaceful village located within easy reach of Norwich and the stunning Norfolk Broads. The area offers a range of local amenities, including shops, schools, and parks, making it a convenient place to live. With excellent road links, commuting to nearby towns and cities is straightforward. The beautiful countryside and scenic walking routes are right on the doorstep, providing plenty of opportunities to explore and enjoy the outdoors.



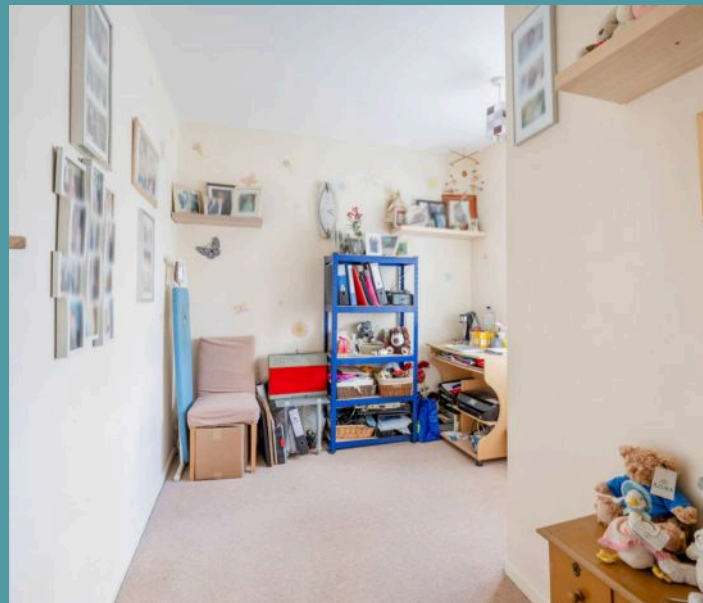


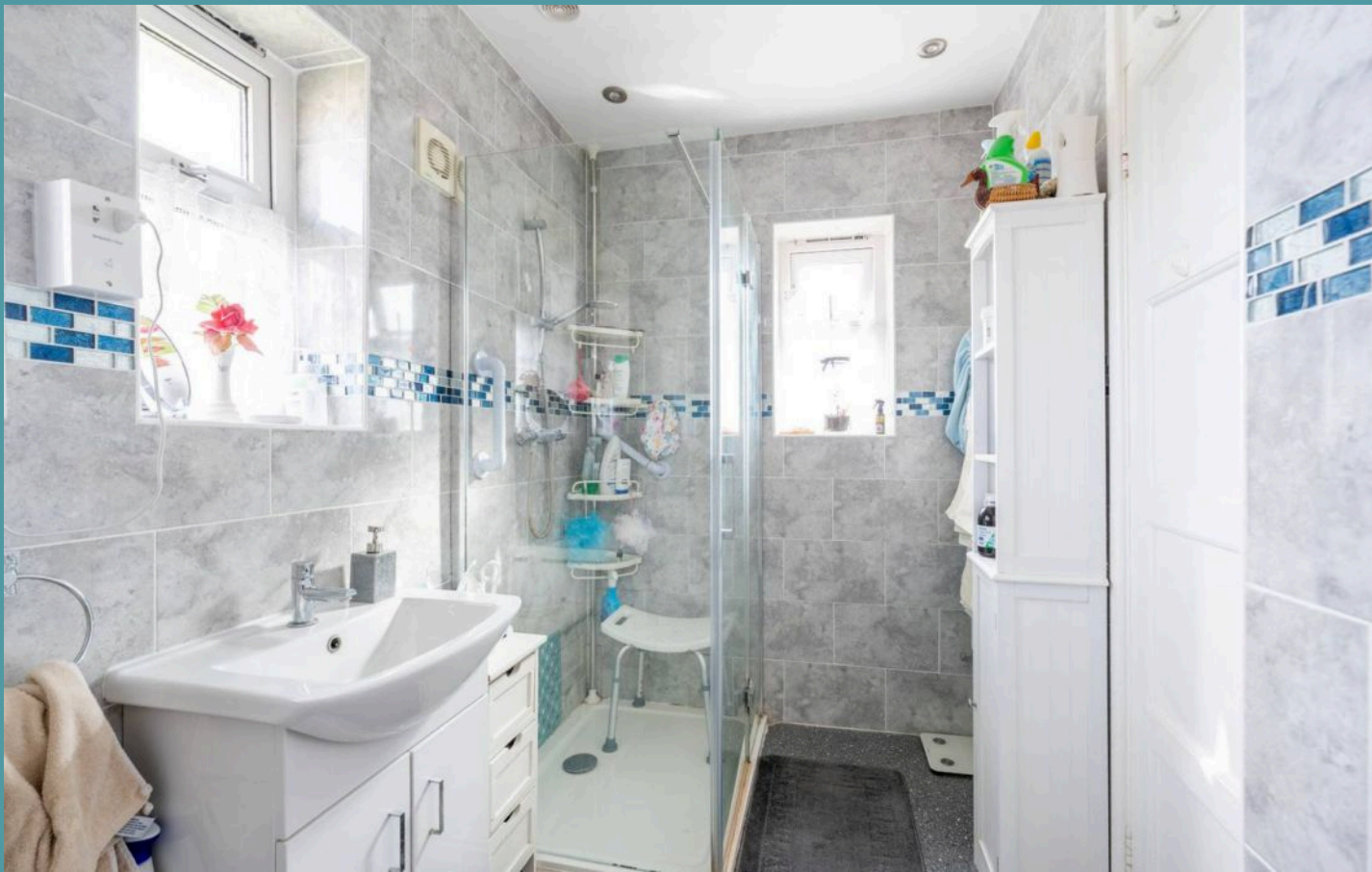
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Welcome inside, where you are greeted by a bright and airy entrance hall, complemented by a convenient WC. Immediately capturing your attention is the spacious sitting room, inviting relaxation and entertaining. Complemented by a large window that draws in the natural light and a decorative feature fireplace. At the heart of the home lies an open-plan kitchen/dining room, re-fitted with wall and base units, integrated appliances and a functional utility room, for your additional storage and laundry essentials. One of the standout features of this home is the light-filled garden room, which seamlessly extends the reception space and offers views of the well-maintained garden.

Ascend to the first floor, where you will encounter three bedrooms, each thoughtfully designed to offer relaxation and privacy. Two bedrooms are complemented by built-in wardrobes for storing your everyday essentials. Completing the upper floor is a shower room, comprising of a new three piece suite, accommodating all residents in the household.





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Badersfield, Norwich

Towards the rear is a maintained garden, that is predominantly laid to lawn with a patio area for your outdoor seating arrangements. There is plenty of space for a timber storage shed, a summerhouse or a greenhouse, depending on your own requirements. Overall, it is fully enclosed so you can enjoy in seclusion. The addition of a two en-block garages are suitable for storage options, alongside two off-road parking spaces.

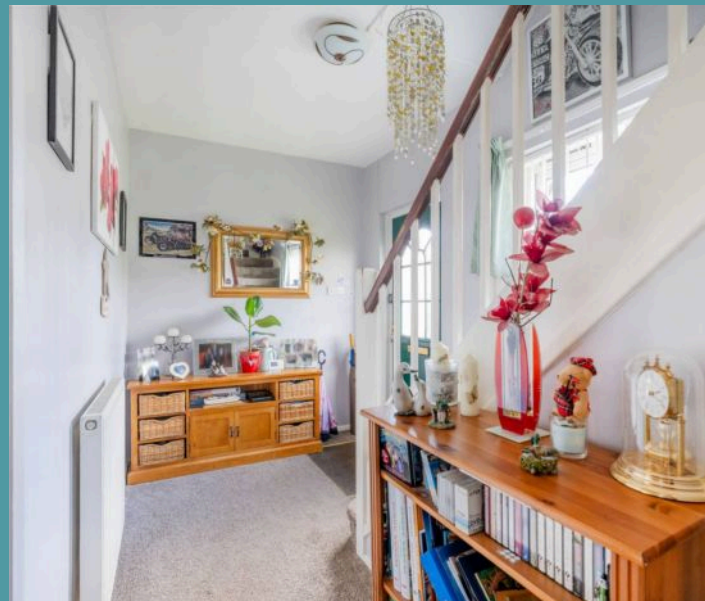
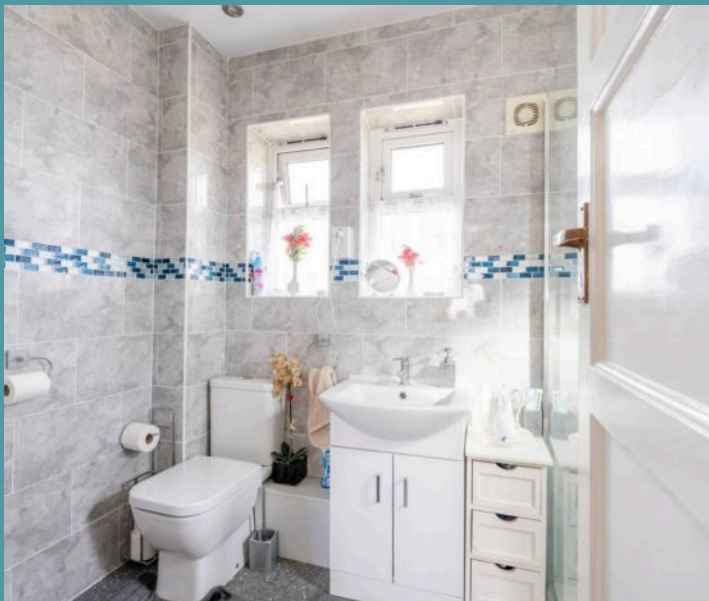
Agents notes

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Council Tax Band: B



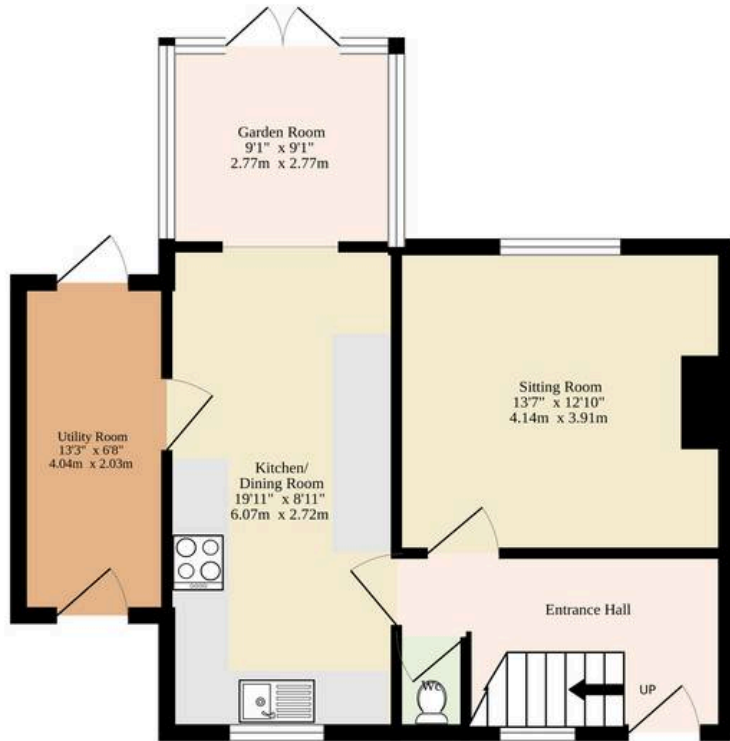


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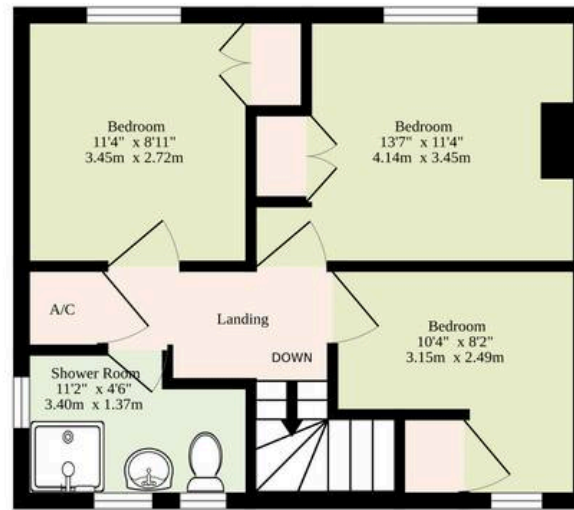
Badersfield, Norwich

- Semi-detached residence in the Norfolk village of Badersfield
- Wonderful family home with spacious and flexible accommodation to adapt to your own lifestyle preferences
- Comfortable sitting room inviting relaxation and entertaining
- Open-plan kitchen/dining room re-fitted with wall and base units, integrated appliances and a functional utility room
- Light-filled garden room that extends the reception space, offering views of the garden
- Three bedrooms with built-in storage and a re-fitted shower room
- Maintained garden that is fully enclosed for privacy
- Two off-road parking spaces and two garages for storage options
- Close to local shops, community centres, parks, schools, healthcare facilities and a short drive to the city centre

Ground Floor
551 sq.ft. (51.2 sq.m.) approx.



1st Floor
385 sq.ft. (35.8 sq.m.) approx.



Garage
308 sq.ft. (28.6 sq.m.) approx.



Total Sqft Includes The Garages

TOTAL FLOOR AREA : 1244 sq.ft. (115.6 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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