



8 Lodge Farm Drive, Norwich

£380,000 Freehold

Beautifully presented and ideally positioned, this three-bedroom detached house delivers modern comfort in a sought-after residential setting. With generous living spaces, a stylish kitchen/diner, and a well-maintained garden, it's a home designed for both everyday ease and relaxed entertaining. A private driveway and garage provide ample off-road parking, while the location offers easy access to schools, shops, green spaces, and transport links, making it a superb choice for families and professionals alike.

Location

Lodge Farm Drive is positioned within the popular suburb of Old Catton, just north of Norwich city centre. This well-established residential area offers excellent access to local amenities, including supermarkets, cafes, schools, and medical facilities. Residents benefit from regular bus services into the city, while the nearby NDR and A140 provide convenient road links for commuters. With parks, green spaces, and local shops all within easy reach, this is a sought-after location ideal for families and professionals alike.



Lodge Farm Drive

Stepping through the front door, you are welcomed into a spacious hallway with access to a ground floor WC, ideal for the convenience of guests. The hallway seamlessly flows into the inviting lounge area, illuminated by a large front-facing window allowing natural light to flood the room.



Adjoining the lounge is the open-plan kitchen/diner, boasting modern fittings and providing a seamless transition from cooking to dining. Access to the garden from the dining area adds a touch of nature to your daily meals.

Ascending the stairs to the first floor, you will find three well-proportioned bedrooms, with two of them comfortably fitting king-sized beds. The master bedroom is a true retreat with an ensuite bathroom and a built-in wardrobe. Completing the first floor is the contemporary family bathroom featuring a shower over the bath, offering both style and functionality.

This property benefits from gas central heating and double glazing throughout, ensuring warmth and energy efficiency all year round. Outside, the enclosed rear garden offers a relaxing escape with a well-maintained lawn and a patio area, perfect for outdoor entertaining.

Furthermore, this property features off-road parking provided by a private driveway and garage, making coming home a stress-free experience. The location of this home provides convenient access to local schools, shops, parks, and transport links, ensuring that everything you need is within easy reach.

Agents Notes

We understand this property will be sold freehold, connected to all main services.

Council Tax band: D

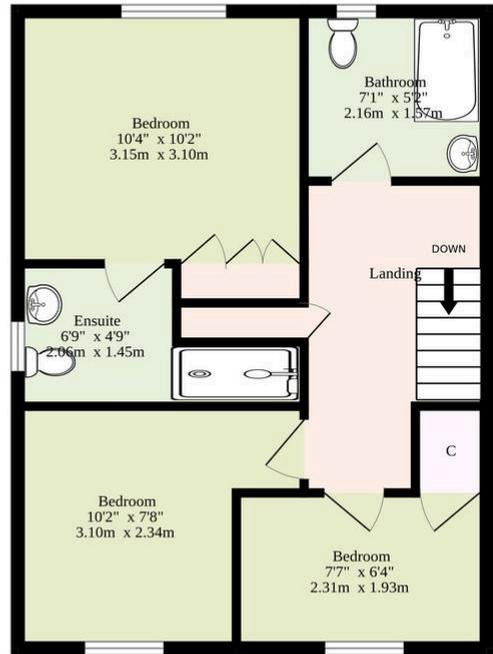
Tenure: Freehold



Ground Floor
586 sq.ft. (54.4 sq.m.) approx.



1st Floor
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 954 sq.ft. (88.6 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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