



6 Le Safferne Gardens, Norwich

Offers in Region of £425,000

6 Le Safferne Gardens

Norwich

Stylish, spacious, and designed for modern living — this exceptional semi-detached home in sought-after New Catton offers the perfect balance of comfort and contemporary design. Set across three well-planned floors, it features an inviting entrance hall, a beautifully finished kitchen with quality cabinetry, a double Butler sink, integrated appliances, and an induction hob. The bright, open-plan sitting room is ideal for relaxing or entertaining, while upstairs you'll find two generous double bedrooms and a sleek family bathroom. The entire top floor is dedicated to a luxurious principal suite with private ensuite. Outside, the fully enclosed, landscaped garden with patio and low-maintenance artificial lawn invites outdoor living. With two allocated parking spaces and a prime location close to amenities and transport links, this home delivers exceptional style and practicality for today's lifestyle.





6 Le Safferne Gardens

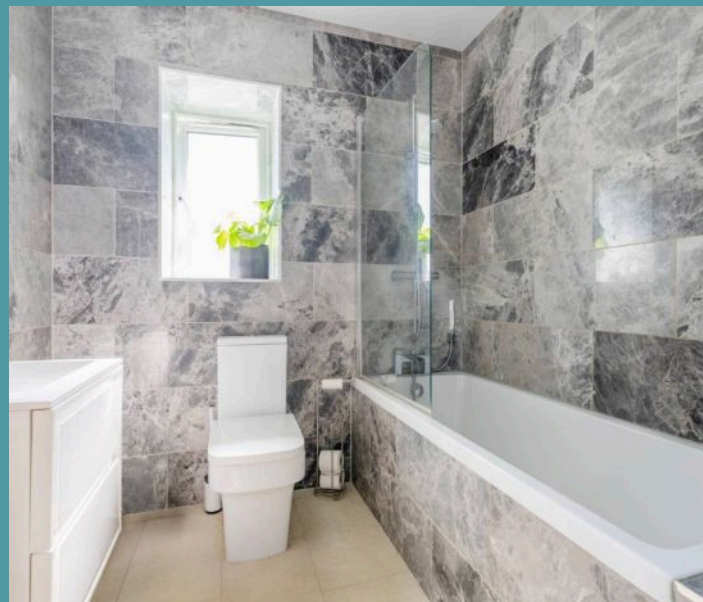
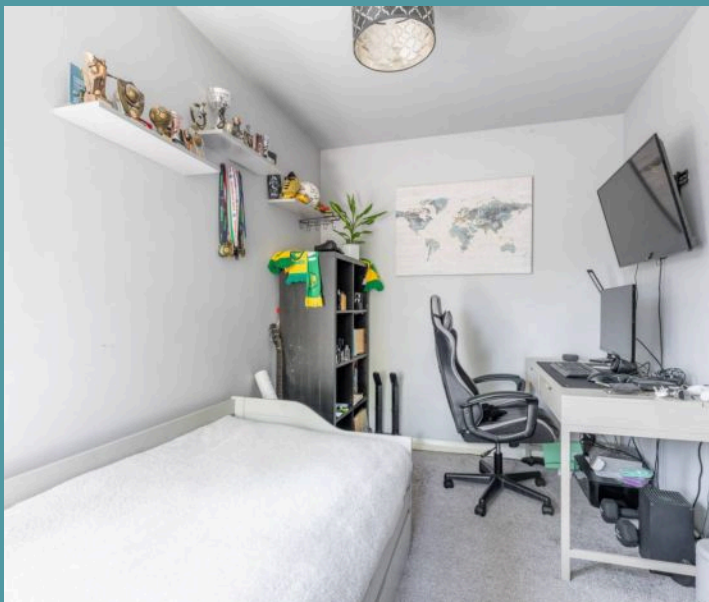
Norwich

Location

Le Safferne Gardens is a modern residential development situated in the New Catton area of Norwich, a popular suburb to the north-east of the city centre. The location offers a convenient balance between peaceful suburban living and easy access to city amenities. Local shops and convenience stores are scattered nearby along Sprowston Road and Catton Grove Road, providing essentials, groceries, and small local services.

Families benefit from access to well-regarded primary schools in the area, such as Catton Grove Primary School, and several nurseries are within a short distance, making it suitable for young children. For outdoor activities and relaxation, residents enjoy proximity to expansive green spaces like Mousehold Heath and Sewell Park, both offering walking trails, playgrounds, and sports facilities. Healthcare needs are well catered for with nearby GP practices and dental clinics on Sprowston Road, while the Norfolk & Norwich University Hospital lies a short drive or bus journey away for more specialised care.

Public transport links are strong, with frequent bus routes connecting New Catton to the city centre, the hospital, and surrounding suburbs, making commuting straightforward without a car. Road access is also convenient, with easy links to the A140 and other main routes, supporting travel by car both within Norwich and to the wider Norfolk region.





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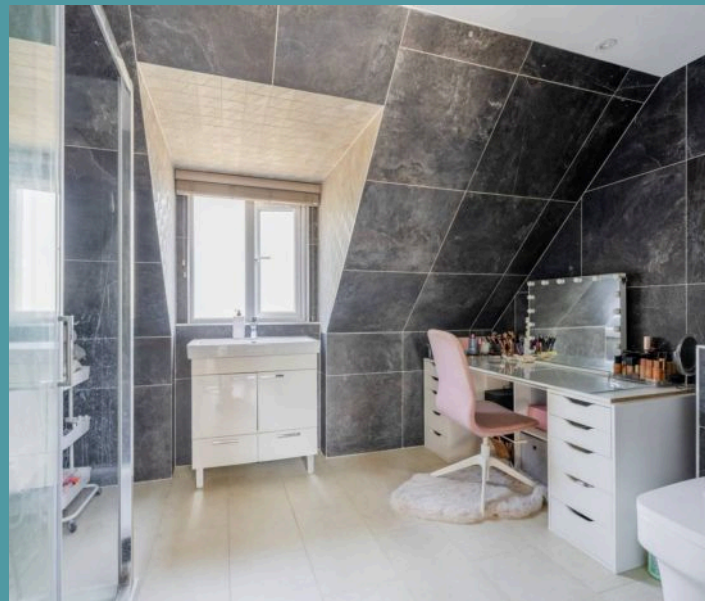
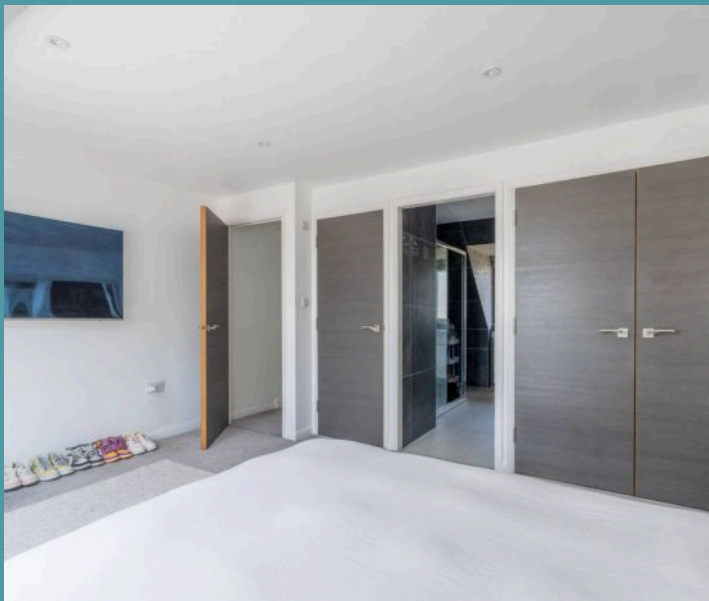
Norwich, Norwich

From the moment you step into the bright and airy entrance hall, there's an undeniable warmth and welcome — a perfect prelude to what lies beyond. The heart of the home is the kitchen, where quality cabinetry is paired with a chic double Butler sink, an integrated double oven, an induction hob, and a fridge/freezer — ideal for casual dining and socialising with loved ones.

The sitting room, bathed in natural light, provides a comfortable setting for relaxation, or entertaining friends and family. The generous proportions and seamless flow to the garden enhance the sense of connection between indoors and out.

Ascending to the first floor, you'll find two spacious double bedrooms, each offering versatility for growing families, guests, or home office space — alongside a sleek family bathroom featuring a contemporary three-piece suite. The second floor reveals a luxurious principal suite, an indulgent space complete with its own private en-suite.

Outside, the landscaped garden is fully enclosed, ensuring peace and privacy. The patio area beckons for alfresco dining and summer gatherings, while the low-maintenance artificial lawn offers year-round greenery and easy care. Practicality is perfectly addressed with two allocated parking spaces.





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Agents note

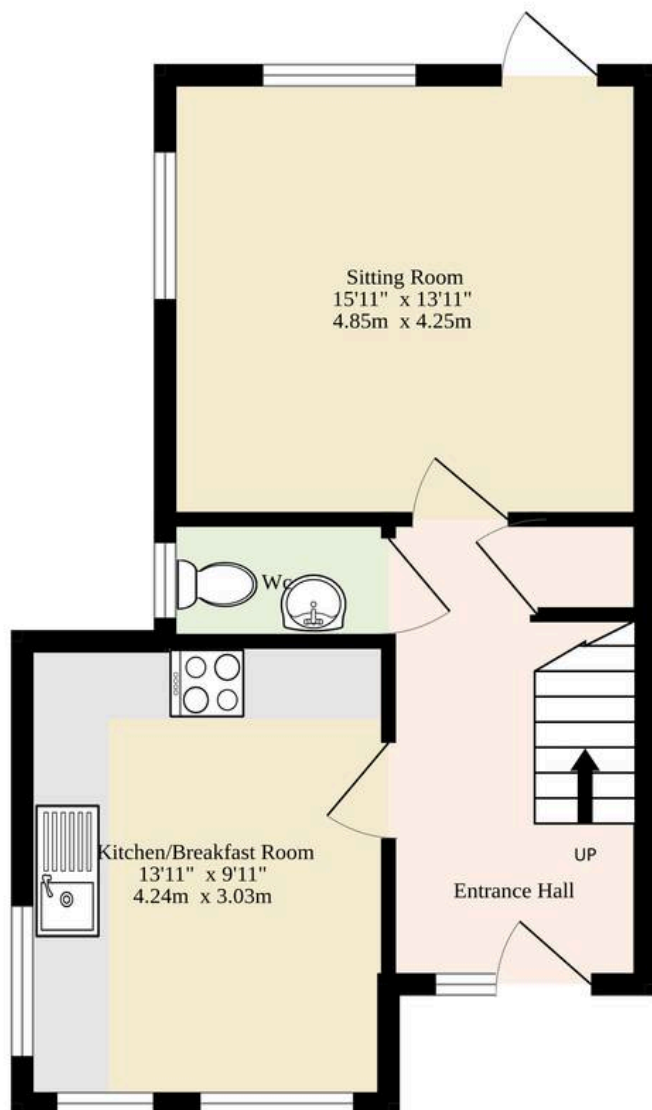
Freehold

Maintenance fee - Approx. £30 pcm

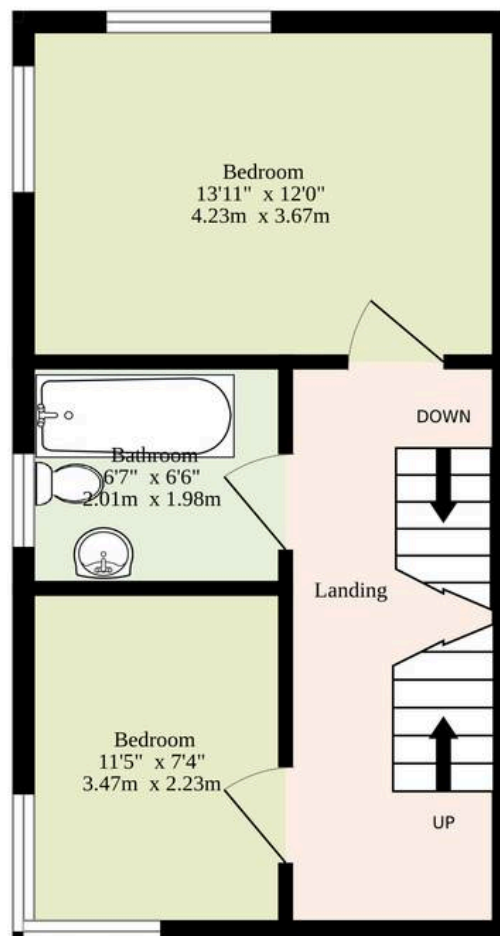
- Contemporary semi-detached residence proudly positioned in the area of New Catton
- Beautiful family home showcasing spacious and flexible accommodation across three floors
- North of the city centre, within easy reach of a wide range of amenities, including local shops, schools, healthcare facilities and transport links
- Kitchen equipped with quality cabinetry, a double Butler sink, an integrated double oven, an induction hob and a fridge/freezer
- Spacious sitting room filled with an abundance of natural light, inviting relaxation and entertaining
- Three double bedrooms, a private en-suite and a modern family bathroom
- Landscaped garden that is fully enclosed for privacy, featuring a patio area and an artificial lawn
- Two allocated parking spaces



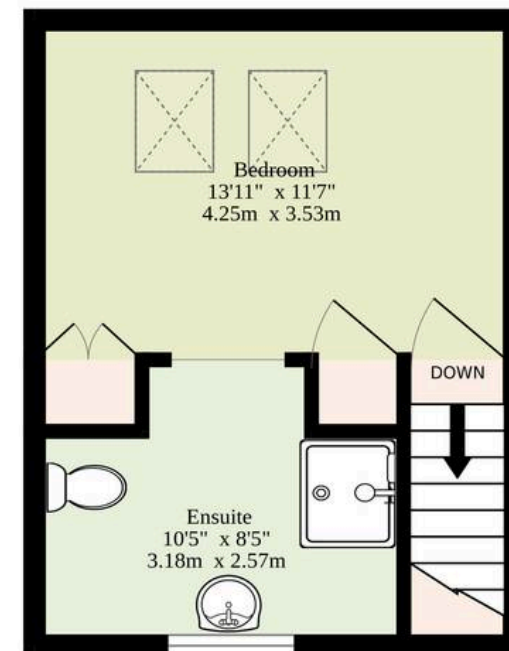
Ground Floor
482 sq.ft. (44.8 sq.m.) approx.



1st Floor
426 sq.ft. (39.6 sq.m.) approx.



2nd Floor
249 sq.ft. (23.1 sq.m.) approx.



TOTAL FLOOR AREA : 1157 sq.ft. (107.5 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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