

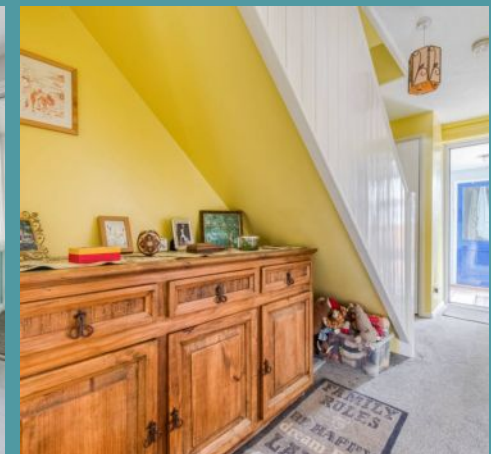


170 Ormesby Road, Badersfield

170 Ormesby Road

Badersfield, Norwich

Step into village living with style and comfort in this well-maintained mid-terrace home, perfectly positioned in the friendly Norfolk village of Badersfield. A superb choice for first-time buyers, small families, or investors, the property offers a well-designed layout featuring a welcoming porch, a separate dining room ideal for family meals, and a fully equipped kitchen with integrated appliances and practical storage. The cosy sitting room flows effortlessly into a bright and versatile sun room, creating an extended living space with views over the private rear garden. Upstairs, two generously sized bedrooms with built-in storage are complemented by a sleek, modern shower room. Outside, enjoy a low-maintenance garden with patio and shingled areas—perfect for relaxing or entertaining. Offering both comfort and convenience, this charming home is ready to welcome its next chapter.





170 Ormesby Road

Badersfield, Norwich

Location

Badersfield is a quiet residential village located in the heart of Norfolk, approximately 10 miles north-east of Norwich. Originally developed as part of the RAF Coltishall airbase, the village has since evolved into a peaceful and well-connected community. Locally, residents benefit from a convenience store and a small café, while further shopping options, including supermarkets and independent retailers, are available in nearby towns such as Aylsham and North Walsham. For families, primary education is provided at nearby schools in Scottow and Coltishall, both within a short drive or bike ride. Secondary schools can be found in North Walsham and Hoveton. Healthcare services include a local GP practice in Coltishall, with pharmacies and additional medical facilities available in the surrounding towns. Badersfield is served by local bus routes connecting to Norwich and the surrounding areas, and easy road access via the B1150 and A140 ensures convenient travel throughout Norfolk.





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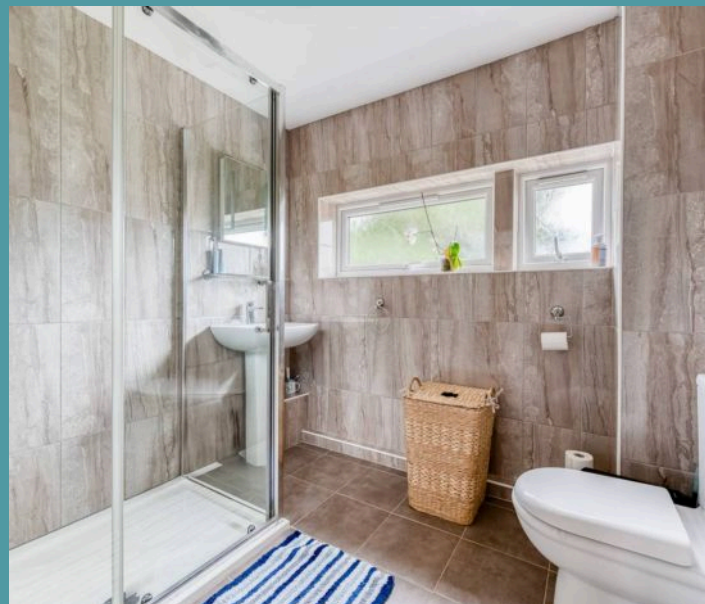
Badersfield, Norwich

Upon entering through the welcoming porch, you're greeted by a warm and inviting dining room—a perfect space for intimate family meals and social gatherings. Just beyond, the well-appointed kitchen features practical wall and base cabinetry, an integrated oven, gas hob, and designated space for a fridge/freezer. There are also under-counter provisions for both a washing machine and additional appliances.

The sitting room offers a relaxing space, ideal for quiet evenings or entertaining guests. A bright and airy sun room, which enhances the living space with natural light and provides lovely views across the garden—is ideal as a reading nook, play area for children, or even a home office.

Upstairs, you'll find two well-proportioned bedrooms, both benefitting from built-in storage to keep the space uncluttered and organised. These are served by a contemporary shower room, stylishly finished and designed for modern living.

Outside, the private rear garden is designed for low-maintenance enjoyment, featuring a mix of patio and shingled areas—perfect for summer barbecues or relaxing in the sun. A handy log store adds rustic charm and useful storage.



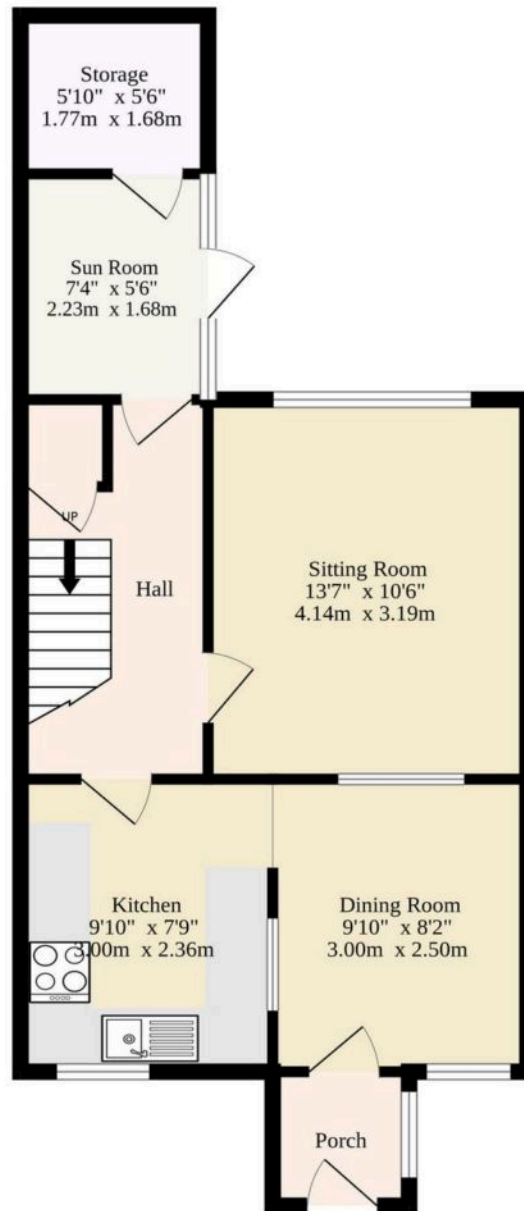
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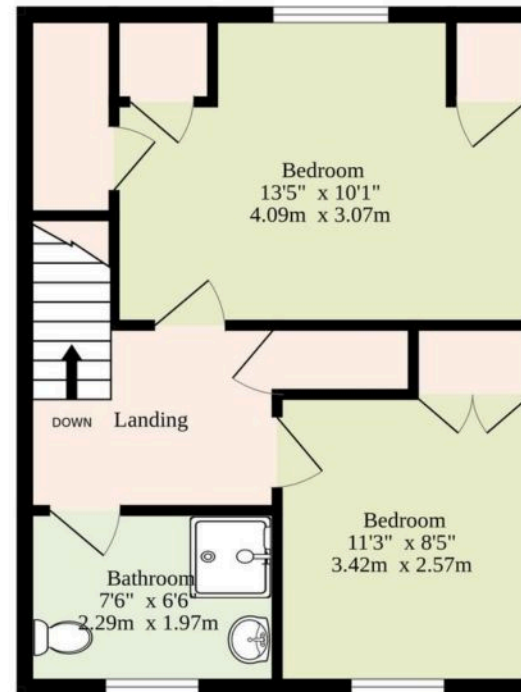
- Mid-terrace residence in the Norfolk village of Badersfield
- Perfect choice for first time buyers, small families or investors!
- Dining room encouraging intimate family meals and gatherings
- Kitchen equipped with wall and base cabinetry, an integrated oven, a gas hob, space for a fridge/freezer and under-counter areas for washing appliances
- Sitting room inviting relaxation and entertaining
- Light-filled sun room that extends the reception space, with views of the garden
- Two bedrooms, both with built in storage storage, complemented by a modern shower room
- A private, low-maintenance garden featuring a patio area, a shingled area and a log store
- Close to local shops, schools, healthcare facilities and transport links



Ground Floor
462 sq.ft. (42.9 sq.m.) approx.



1st Floor
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.1 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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