



4 Edgefield Close, Norwich

Norwich



Guide Price £250,000 - £260,000
Minors & Brady

4 Edgefield Close

Norwich

Step into comfort and convenience with this delightful semi-detached home in the heart of Old Catton, Norwich. Perfectly suited for first-time buyers, small families, or investors, this property offers a spacious sitting room, an open-plan kitchen/dining area, and a bright conservatory that enhances the living space. With three bedrooms, a family bathroom, a private rear garden, off-road parking, and a garage, it delivers practical living in a desirable location—close to local amenities and excellent transport links.

- Semi-detached residence in Old Catton, Norwich
- Perfect choice for first time buyers, small families or investors
- Spacious sitting room inviting relaxation and entertaining
- Open-plan kitchen/dining room equipped with wall and base cabinetry, a freestanding oven and under-counter areas for laundry appliances
- Light-filled conservatory that extends the reception space, allowing you to enjoy the outdoors within the comfort of your home
- Three bedrooms and a family bathroom
- A private, well-maintained garden featuring a patio area, a laid to lawn and side access into the garage
- A driveway providing off-road parking and a garage for storage options
- Close to local shops, schools, healthcare facilities and transport links



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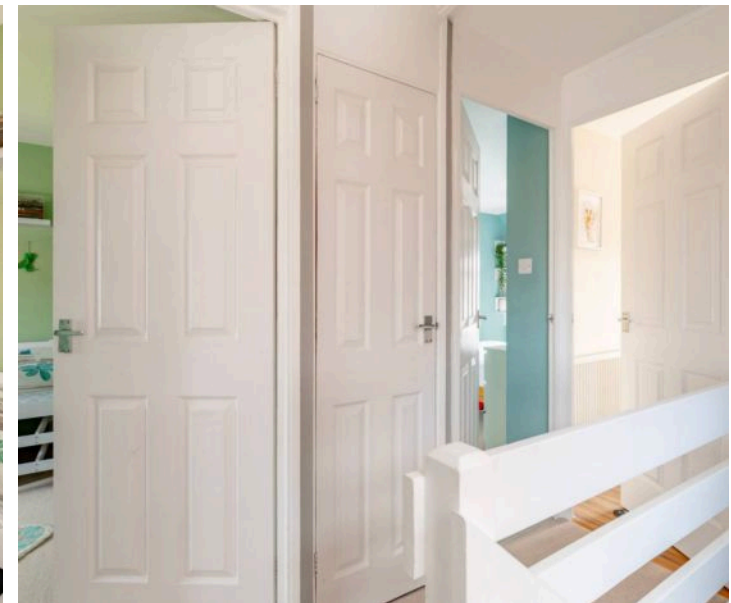
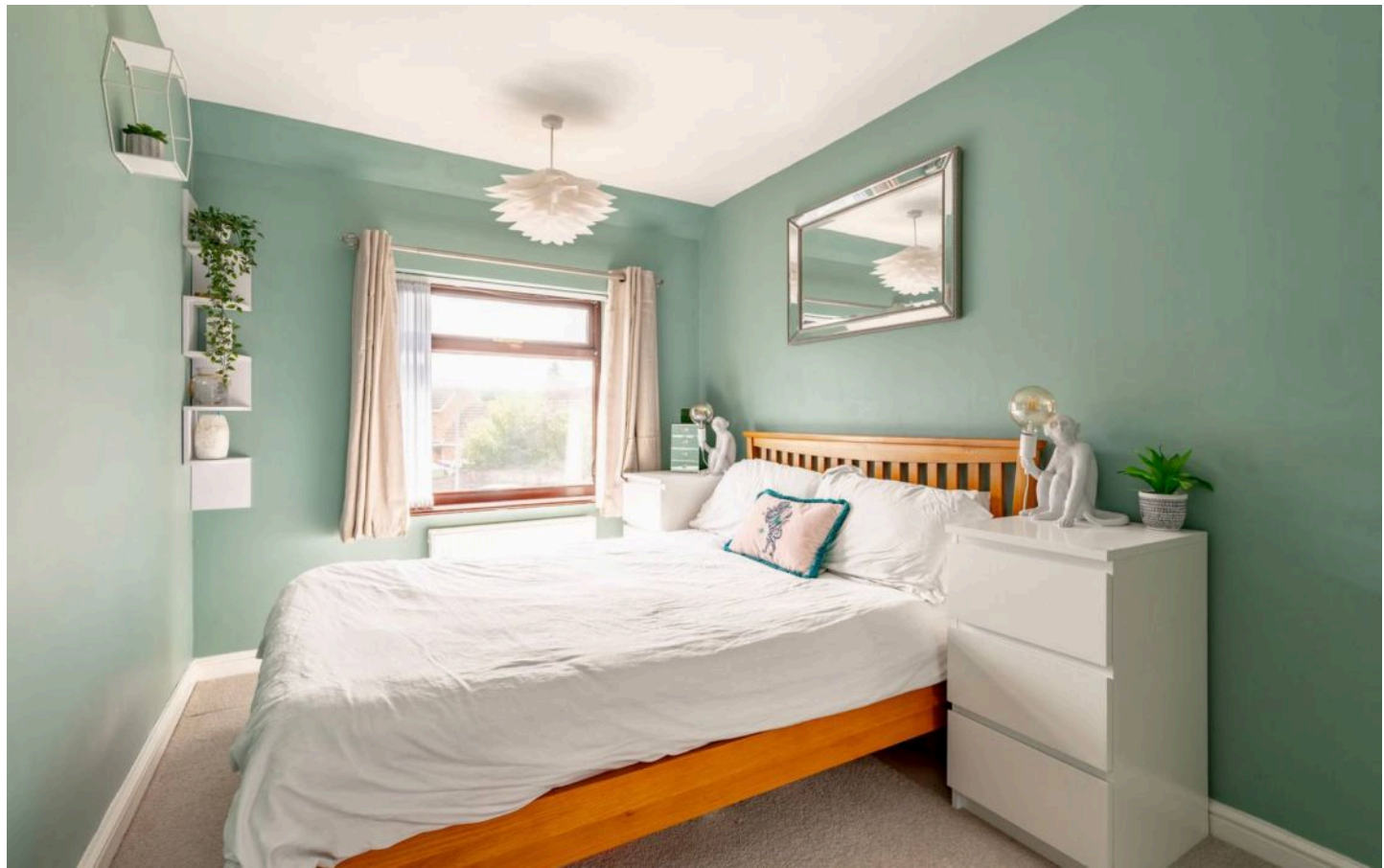
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Location

Edgefield Close is a quiet residential cul-de-sac located in the heart of Old Catton, a popular suburb just north of Norwich. The area is well-served by a range of local amenities, including convenience stores, a pharmacy, a post office, and several independent shops and takeaways along Spixworth Road and Church Street. For larger shopping needs, supermarkets like Morrisons and Lidl are within a short drive. Families are well catered for, with several well-regarded schools nearby such as Old Catton Junior School and White Woman Lane Junior School, both known for their strong community ethos and good Ofsted ratings. Healthcare facilities are conveniently close, with Old Catton Medical Practice offering GP services and additional clinics available in nearby Sprowston and Hellesdon. Public transport links are reliable, with frequent bus services running to Norwich city centre and beyond, while Norwich International Airport and the main train station are easily accessible by car. The area also benefits from green spaces such as the historic Catton Park, ideal for walking, cycling, and family outings, contributing to the peaceful and community-friendly atmosphere that makes Edgefield Close a desirable location.



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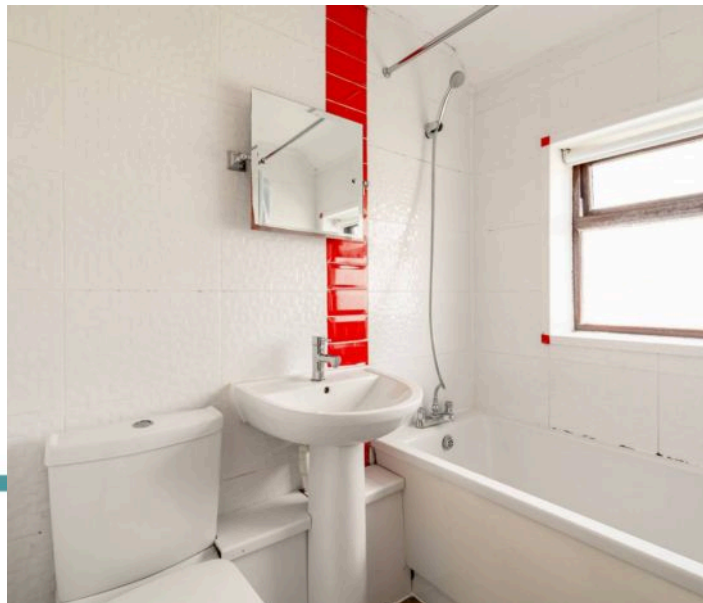
Step inside the porch, that leads into the spacious sitting room, perfect for relaxing evenings or entertaining guests in a cosy, welcoming atmosphere. Beyond lies an open-plan kitchen and dining room, thoughtfully designed with both functionality and style in mind. Fitted with a range of wall and base units, a freestanding oven, and convenient under-counter spaces for laundry appliances, the kitchen is perfectly equipped for everyday living.

A true highlight of the home is the light-filled conservatory, extending the ground floor reception space and offering a tranquil setting to enjoy garden views all year round—bringing the outdoors in while maintaining comfort and warmth.

Upstairs, the property offers three well-proportioned bedrooms and a family bathroom, ideal for meeting the needs of a growing family or accommodating guests.

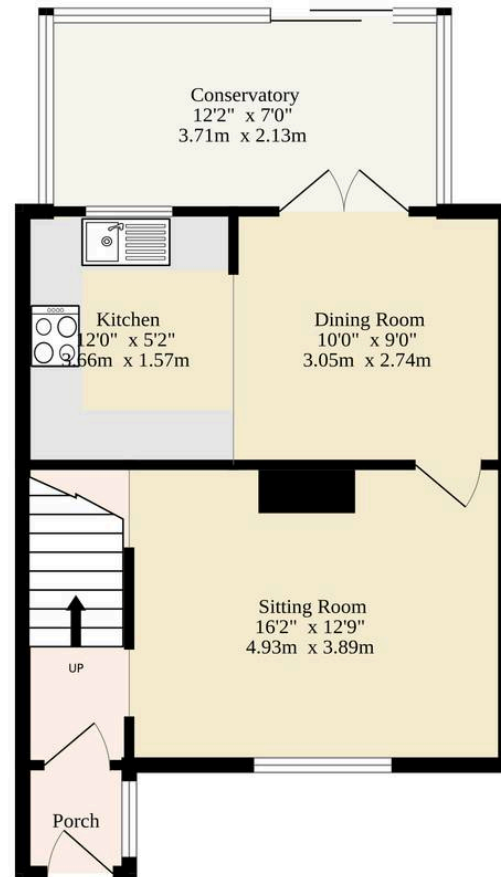
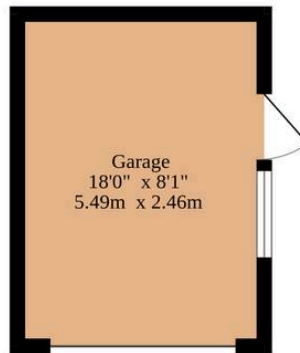
Outside, you'll find a private, well-maintained garden featuring a laid-to-lawn area, a paved patio perfect for alfresco dining, and side access to the garage. Whether you're looking to relax in the sunshine or host outdoor gatherings, the garden offers a peaceful space.

Completing the property is a driveway providing off-road parking, along with a garage offering valuable storage space or potential for conversion, subject to planning.

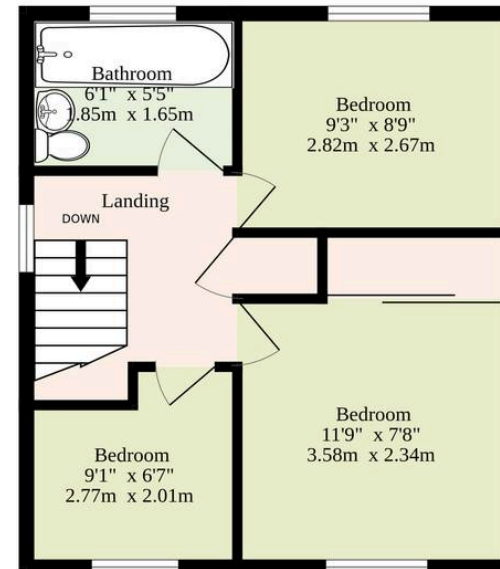


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Ground Floor
622 sq.ft. (57.8 sq.m.) approx.



1st Floor
314 sq.ft. (29.2 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 936 sq.ft. (87.0 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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wroxham@minorsandbrady.co.uk



01603 784088



6 Church Road, Wroxham, Norwich, NR12 8UG

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