



Driftway Lodge Hall Road, Barton Turf

Norwich



Minors & Brady



# Driftway Lodge Hall Road

Barton Turf, Norwich

Set back from the road in the Norfolk village of Barton Turf, this chain free detached bungalow immediately stands out with its private gated driveway, double garage, and expansive wrap-around garden framed by mature trees. Inside, the home offers a generous and flexible layout, from the bright entrance hall and modern kitchen with utility room, to the welcoming sitting room with sliding doors to the garden and the striking sun room designed to flood the space with natural light. With four double bedrooms, including a private en-suite to the principal room, plus multiple reception areas ideal for family life or entertaining. Perfectly placed for those seeking the serenity of village living while remaining close to the Norfolk Broads, it is a home that invites you to imagine the lifestyle within.



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Barton Turf, Norwich

- Chain free
- Detached bungalow proudly positioned on a generous size plot, located within the Norfolk village of Barton Turf
- Potential to be a beautiful family home, showcasing spacious and flexible accommodation ready for you to adapt to your own preferences and style
- Kitchen equipped with modern cabinetry, an integrated double oven, an induction hob and dedicated spaces for your appliances, complemented by a functional utility room
- Internal double doors that open into the dining room, encouraging intimate family meals and entertaining loved ones
- Sitting room accentuated by a decorative feature fireplace and sliding doors out to the garden, inviting relaxation and entertaining
- Stunning sun room featuring a large roof lantern and French doors, allowing you to enjoy the outdoors within the comfort of your home
- Four double bedrooms, a private en-suite and a family bathroom
- A private, wrap-around garden that is beautifully maintained, featuring a brick-weave patio, a pergola, a laid to lawn and tall mature trees that secludes the plot
- Set back from the road, accessed via a gated private driveway providing off-road parking for multiple vehicles and a double garage for storage options



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## Location

Hall Road is set in the heart of the peaceful Broadland village of Barton Turf, a rural community surrounded by open countryside and the waterways of Barton Broad. The road itself is largely residential, with a mixture of traditional cottages and detached homes, and enjoys a quiet, village atmosphere. Everyday amenities are close by in neighbouring Neatishead, where residents make use of the well-stocked community shop, post office and the popular White Horse Inn, while more extensive shopping, leisure and medical services can be found in nearby Wroxham and Stalham.

Families are well served by Neatishead Church of England Primary School, just a short drive away, and Stalham High School for older pupils. Healthcare is easily accessible, with GP surgeries in Wroxham and Stalham, and hospitals and specialist facilities within reach in Norwich. Transport links are convenient for a rural setting, with regular bus services to local towns, rail connections from Wroxham to Norwich and onward to London Liverpool Street, and road access via the A149 to the coast and wider Norfolk. Norwich International Airport is also around half an hour's drive, providing national and European connections.

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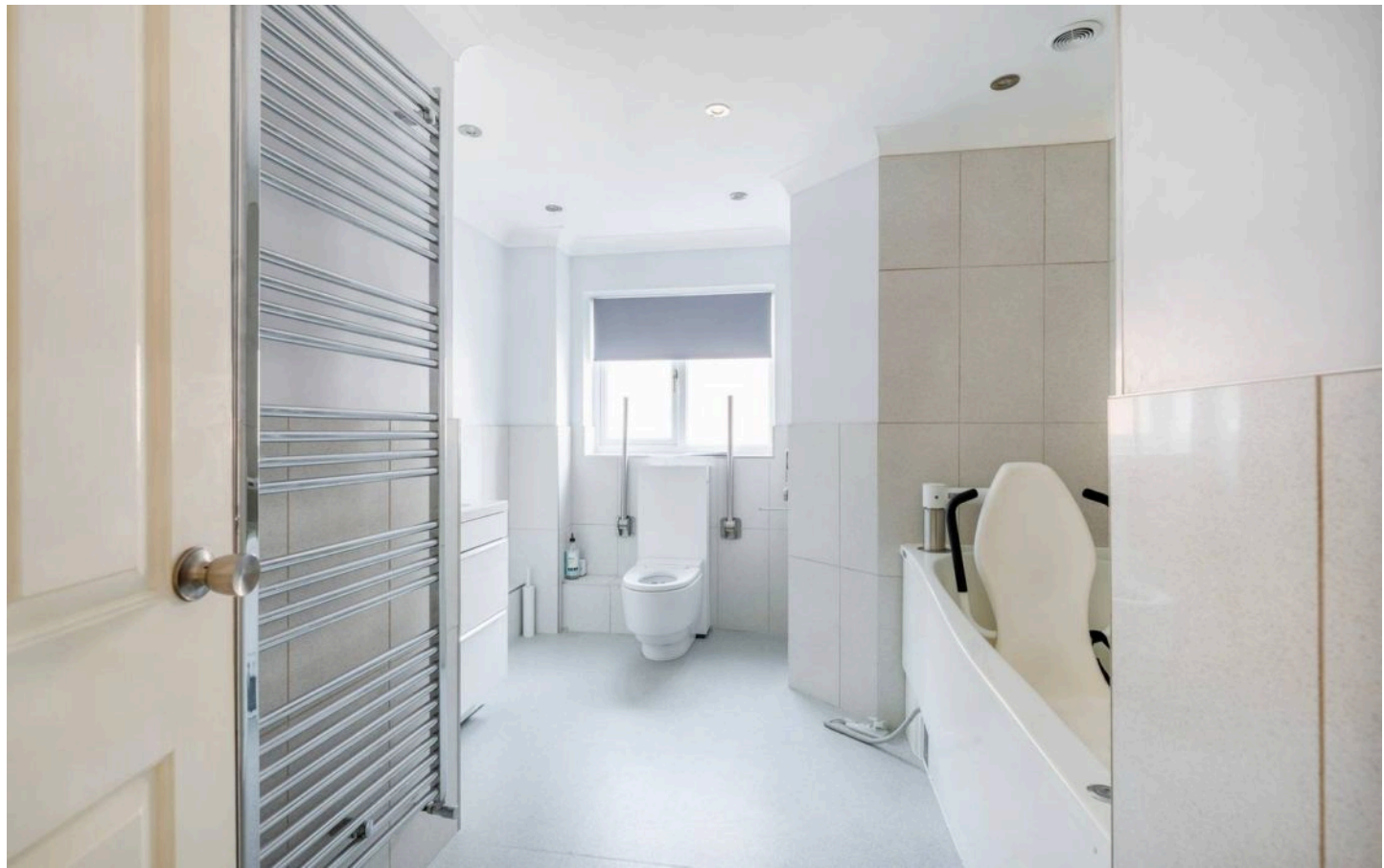
Barton Turf, Norwich

Proudly positioned on a generous wrap-around plot and set well back from the road, it combines privacy, space and flexibility. Available chain free, the home is ready for you to move straight in and adapt to your own tastes and style.

From the moment you arrive, the approach impresses. A gated private driveway sweeps up to the property, providing extensive off-road parking for multiple vehicles. A double garage offers both secure parking and excellent storage, ideal for bikes, garden tools or even a workshop for hobbies.

Step inside and you are greeted by a welcoming entrance hall that immediately feels bright and airy, offering a warm introduction to the accommodation within. Practical touches such as the cloakroom WC ensure everyday convenience, while the flow of the home has been thoughtfully designed to balance sociable spaces with private accommodation.

The kitchen is modern, with quality cabinetry that maximises storage, an integrated double oven, induction hob, and designated spaces for essential appliances. A utility room sits just off the kitchen, making household tasks effortless and keeping the heart of the home clutter-free. From here, internal double doors open into a formal dining room, a versatile space equally suited to family mealtimes or entertaining guests in style.



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The sitting room is a highlight, defined by its decorative feature fireplace which adds warmth and character. Large sliding doors connect this space directly to the garden, blending indoor comfort with outdoor living and creating an inviting environment for relaxation and socialising. For those who love natural light, the sun room is truly stunning. A large roof lantern and French doors flood the room with sunshine, allowing you to watch the seasons change from the comfort of your own home.

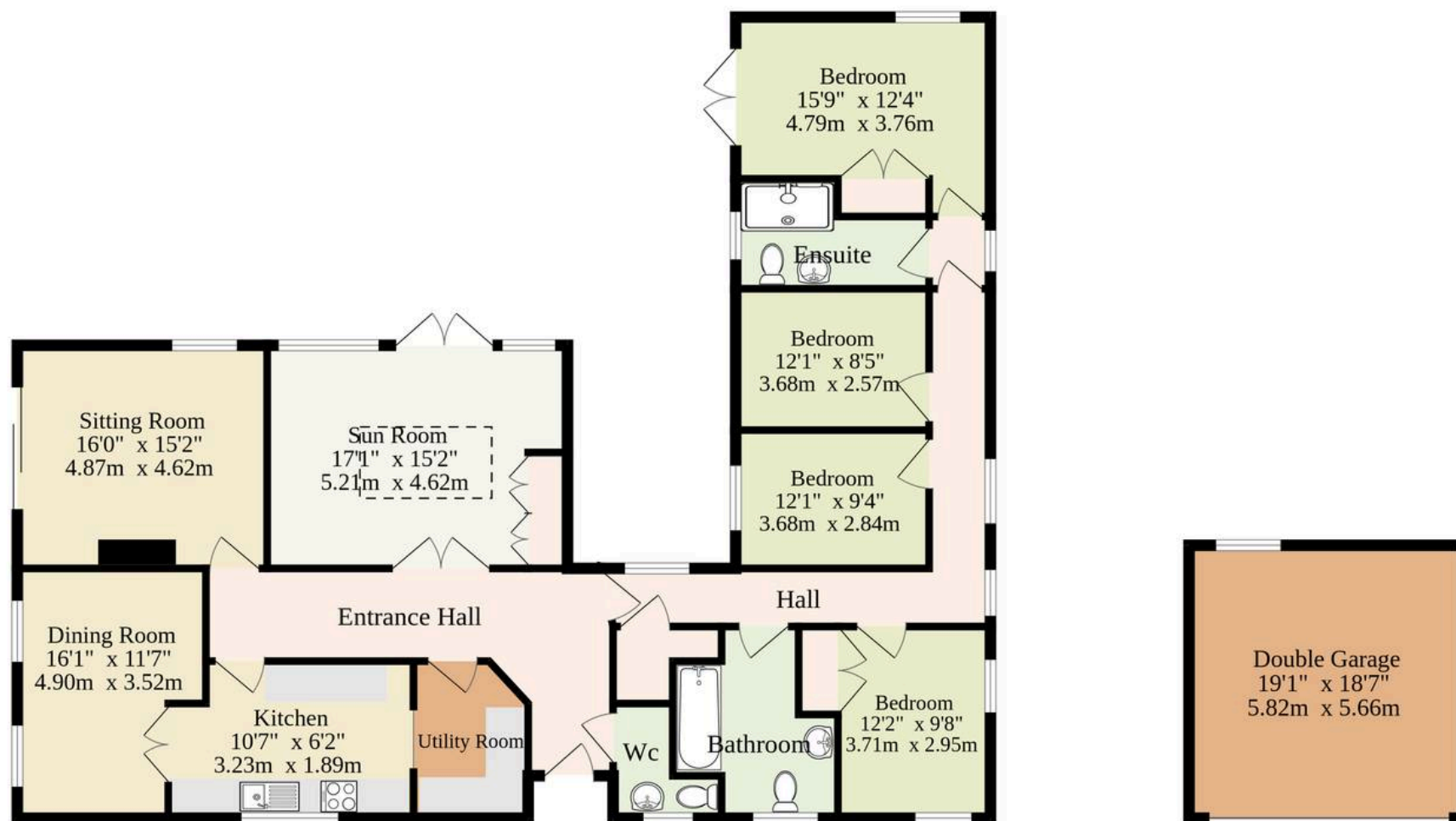
The bungalow offers four double bedrooms, each provide comfort and flexibility. Two benefit from built-in wardrobes, while the principal bedroom also enjoys the luxury of a private en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom, ensuring ample provision for family and guests.

Outdoors, the property really shines. The private, wrap-around garden has been beautifully maintained and thoughtfully landscaped. A brick-weave patio provides the perfect setting for alfresco dining and summer gatherings, while a pergola adds a charming focal point. Expanses of lawn offer space for children or pets to play, and the mature trees that surround the boundary ensure privacy. It's a garden that invites both relaxation and activity, whether you're hosting barbecues, gardening, or simply relaxing amongst the quiet surroundings.





# Ground Floor 2006 sq.ft. (186.4 sq.m.) approx.



Sqft Includes The Double Garage

TOTAL FLOOR AREA : 2006 sq.ft. (186.4 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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