



15 Long Lane, Catfield

Great Yarmouth



Minors & Brady

15 Long Lane

Catfield, Great Yarmouth

Set in the beautiful village of Catfield, this extended semi-detached home offers space, potential, and a quiet setting. Imagine waking up to sweeping field views, spending evenings by a cosy wood-burning fireplace, and designing a home that truly reflects your style in the generous rear extension. With four bedrooms, versatile living areas, and a private, expansive garden, this property is ready to accommodate family life and entertaining. It is a rare opportunity to create your dream home in a rural Norfolk setting.



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- Extended semi-detached residence positioned in the Norfolk village of Catfield
- Sweeping field views and quiet setting!
- Family home that has recently undergone a rear two-storey extension that is not decorated and will be sold as seen
- Open-plan sitting/dining room accentuated by a bay window and a brick fireplace with an inset wood burner, inviting relaxation and entertaining
- Kitchen fitted with wall and base cabinetry, a freestanding oven, space for a fridge/freezer and a dishwasher
- Ground floor extension that extends the reception space, ready for you to decorate it depending on your own lifestyle preferences
- Four bedrooms offering comfort and privacy, complemented by a modern family bathroom
- Expansive, private garden featuring a maintained lawn, planted beds, tall hedging and three timber storage sheds
- A driveway providing off-road parking for multiple vehicles and a garage for storage options



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Location

Long Lane is a quiet, rural street situated in the picturesque village of Catfield, nestled in the Norfolk Broads. The area combines the charm of countryside living with practical access to local amenities. Within the village, residents have access to a small village shop and a Post Office, catering to everyday needs, while the local pub, The Crown Inn, serves as a social hub. Catfield Primary School provides education for children up to the age of 11, with older students typically traveling to nearby towns such as Stalham or Wroxham for secondary schooling. While the village itself does not host a full medical practice, healthcare facilities are available in surrounding towns, including general practitioners, dental services, and pharmacies.

Transport links are convenient for a rural location: Long Lane connects to local roads that lead to the A149 and nearby towns, while bus services provide access to neighbouring villages and market towns. Surrounded by scenic countryside, waterways, and nature reserves, Long Lane offers a peaceful yet connected setting for village life.



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Recently enhanced with a rear two-storey extension, the property provides generous, flexible accommodation ready to be tailored to your own tastes and vision. The welcoming entrance hall leads into a practical utility room and WC, combining convenience with everyday functionality.

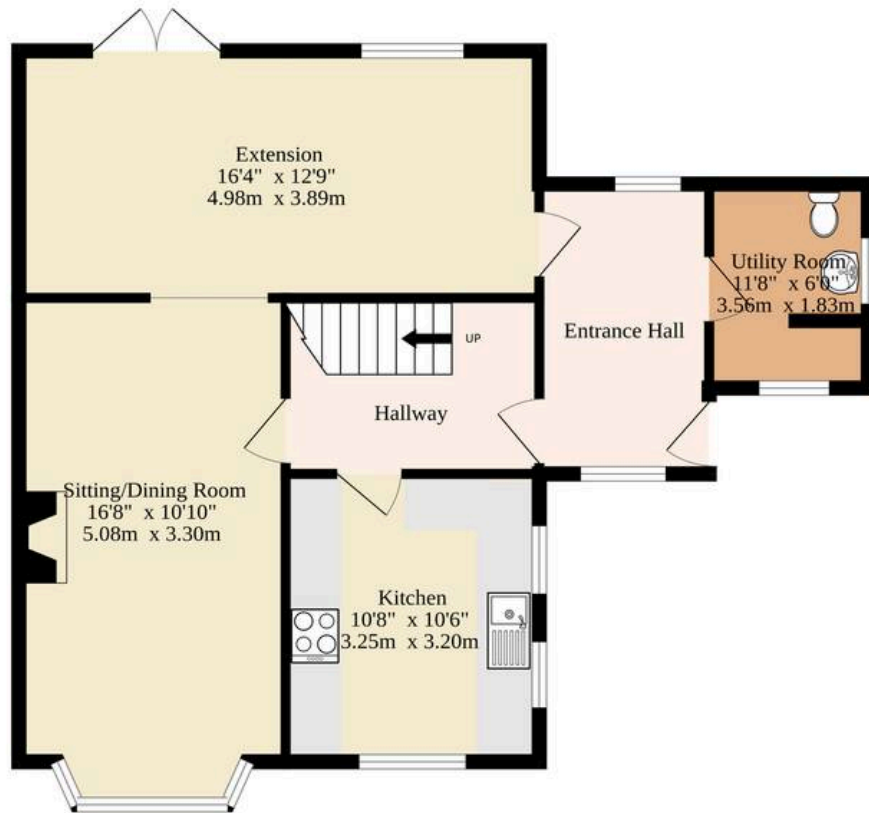
The heart of the home is the open-plan sitting and dining room, bathed in natural light from a charming bay window and centred around a brick fireplace with an inset wood burner, perfect for cosy evenings or lively entertaining. The kitchen is thoughtfully fitted with wall and base cabinetry, a freestanding oven, and space for a fridge/freezer and dishwasher, seamlessly blending practicality with style.

The ground-floor extension expands the reception space, offering an adaptable area that invites your creativity to define its purpose, whether that's a family lounge, play area, or home office. Upstairs, four well-proportioned bedrooms provide the utmost comfort and privacy, accompanied by a modern family bathroom that comprises of a three-piece suite.

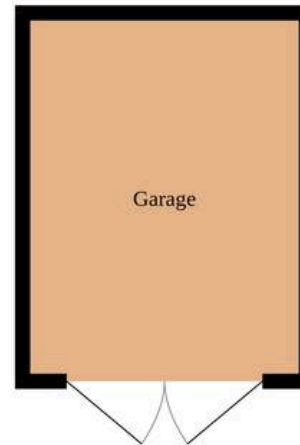
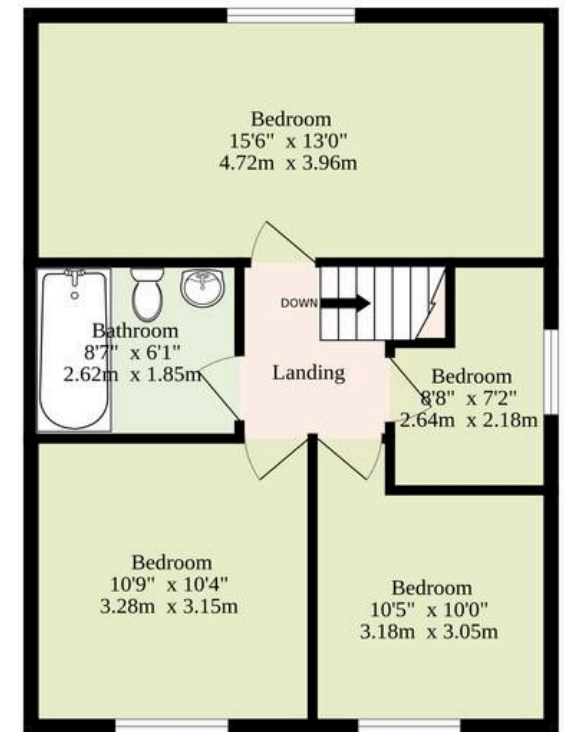
Outside, the property enjoys an expansive, private garden, complete with a well-maintained lawn, planted beds, tall hedging, and three timber sheds, offering both beauty and practicality. Off-road parking is provided by a driveway capable of accommodating multiple vehicles, with an additional garage offering versatile storage solutions.



Ground Floor
708 sq.ft. (65.8 sq.m.) approx.



1st Floor
587 sq.ft. (54.5 sq.m.) approx.



Sqft Does Not Include The Garage

TOTAL FLOOR AREA : 1295 sq.ft. (120.3 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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Dreaming of this home? Let's make it a reality



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Senior Property Consultant



Meet James
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