



25 Ardney Rise, Norwich

Norwich



Minors & Brady

25 Ardney Rise

Tucked away in a well-connected corner of Norwich, this three-bedroom home offers space, potential, and a sought-after setting. With kerb appeal in abundance, the property greets you with a large front lawn, driveway, and garage. Inside, a generous hallway leads to a sitting room with sliding doors into the dining room, giving flexibility for both open-plan and traditional living. The kitchen, with wooden units and room for appliances, is practical and ready for a modern touch. Upstairs, three good-sized bedrooms – one with built-in storage – are served by a family wet room. The rear garden has been designed for low-maintenance enjoyment, making it an inviting outdoor retreat. While updating is required, this property presents an exciting opportunity to create a stylish family home in Catton Grove, close to parks, schools, shops, and just a short drive from Norwich city centre.

- Three generously sized bedrooms, offering comfortable living space for families or couples alike
- Spacious entrance hallway with a welcoming feel and the convenience of a ground floor WC in the lobby area
- Bright and airy sitting room with sliding doors opening directly into the dining room
- Separate dining room providing flexibility for entertaining, family meals, or a home office
- Practical kitchen fitted with wooden units, plenty of storage, and space for appliances
- Built-in storage in one of the bedrooms, helping to keep living space organised and clutter-free
- First-floor wet room, ideal for easy maintenance and future updating if desired
- Driveway and single garage, providing off-road parking and additional storage space





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The Location

The property enjoys a well-connected position in the popular Catton Grove area, a location that combines everyday convenience with access to open green spaces. Nearby, Catton Park offers acres of parkland ideal for walking, running, and family outings, giving residents a welcome escape into nature. Local amenities are close at hand, including convenience stores, takeaways, and a Starbucks for your morning coffee.

Just a short distance away, Sprowston provides a wider range of shopping and leisure facilities, including supermarkets, retail parks, and restaurants.

For those commuting or enjoying city life, Norwich city centre is only a short and straightforward drive, with excellent road connections making it easy to reach workplaces, cultural attractions, and the main railway station.

The area is also well-served by local schools and bus routes, ensuring that families, professionals, and downsizers alike can benefit from the practicality and lifestyle that Catton Grove has to offer.



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Ardney Rise, Norwich

This three-bedroom property presents an excellent opportunity for those seeking a home with plenty of potential in a highly desirable area.

Boasting kerb appeal, the property features a large front lawn with established shrubs, as well as a driveway and garage providing ample off-road parking.

Upon entering, you are welcomed by a spacious entrance hallway leading into the main living accommodation. The home offers a generously sized sitting room, complete with sliding doors that open into the separate dining room, creating the option of an open-plan feel or two defined living areas. The kitchen is fitted with wooden units and provides ample storage, along with space for appliances, making it a practical and versatile hub of the home. From here, a useful rear lobby connects the kitchen and dining room, giving access to the garden and housing a convenient WC.

Each of these living spaces provides a solid foundation for modernisation, allowing the new owner to create their ideal family home.



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Upstairs, the property comprises three well-proportioned bedrooms, all a decent size, with one benefitting from built-in storage. A wet room completes the first floor. With some updating, this layout offers the flexibility to suit a wide range of lifestyles.

Externally, the rear garden has been well maintained and designed with ease of upkeep in mind, providing a delightful outdoor space that can be enjoyed with minimal effort.

While work is required to modernise throughout, this home represents a fantastic opportunity to add value and create a stylish residence in a great location.

Agents Note

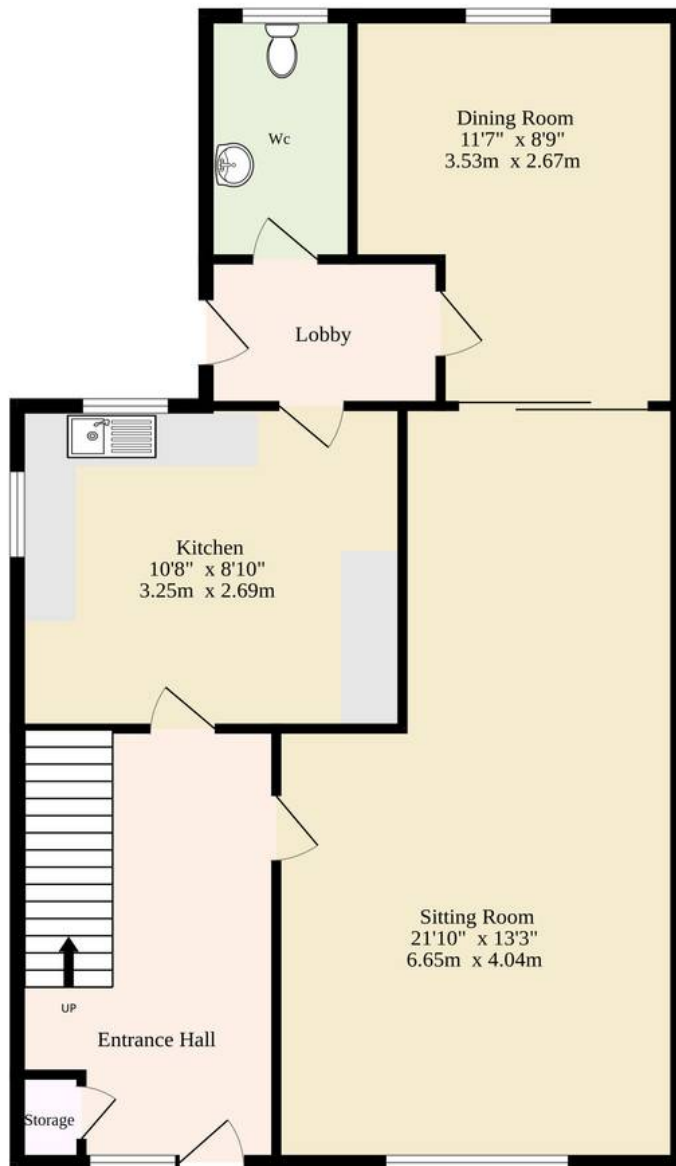
Sold Freehold

Connected to all mains services

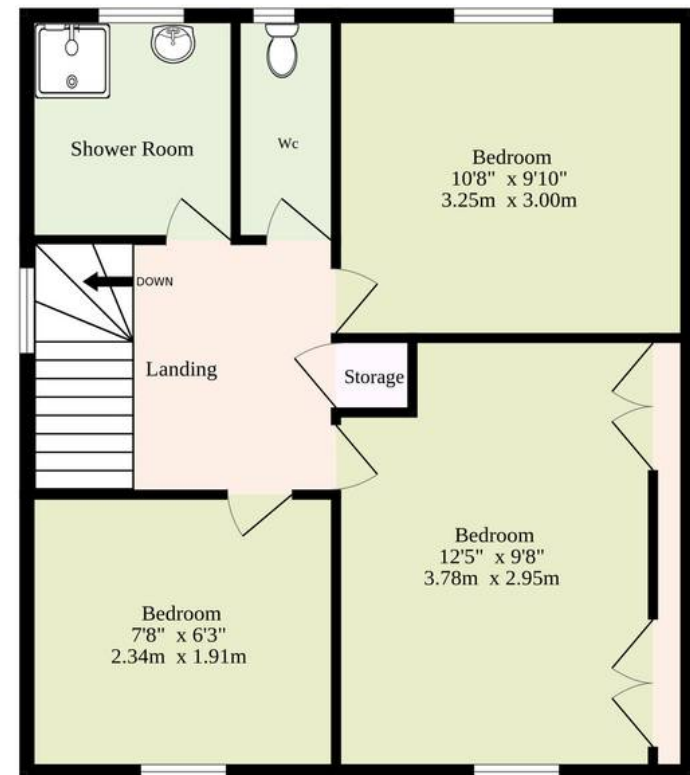


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Ground Floor
720 sq.ft. (66.9 sq.m.) approx.



1st Floor
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 1080 sq.ft. (100.3 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



Meet *Liam*
Branch Manager



Meet *Rosie*
Senior Sales Progressor



Meet *Tristan*
Senior Property Valuer

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