



19 Edgefield Close, Norwich

Norwich



Minors & Brady

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This detached three-bedroom home sits in a peaceful cul-de-sac in the well-regarded area of Old Catton and offers an exciting chance for buyers to make it their own. The layout is spacious and practical, with bright, comfortable rooms throughout. A welcoming entrance hall leads into a generous living room, perfect for relaxing or entertaining. The kitchen opens through to a dining area, creating a lovely flow for family life and mealtimes. A light-filled conservatory adds extra space and connects beautifully with the garden. There is also a useful utility room offering additional storage and access to the garage. Upstairs, three good-sized bedrooms and a family bathroom provide a well-balanced first floor. The enclosed rear garden is easy to maintain, with a lawn, patio, and handy shed. With off-road parking, a garage, and excellent local amenities nearby, this is a charming home full of potential in a highly convenient setting.

- Detached three-bedroom family home in a quiet cul-de-sac setting
- Offered with no onward chain for a smooth and quicker purchase
- Spacious dual-aspect living room with plenty of natural light
- Open-plan kitchen and dining area, ideal for modern family living
- Bright conservatory providing an additional versatile living space
- Separate utility room with sink, storage, and garden access
- Three well-proportioned bedrooms, two with built-in wardrobes
- Enclosed, low-maintenance rear garden with lawn and patio
- Off-road parking and attached garage for secure storage or vehicles





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The Location

Positioned within the village of Old Catton, offering an ideal merge of rural and modern convenience. Located just a short 45-minute walk or a 15-minute drive from the vibrant city of Norwich, residents of The Warren enjoy a peaceful, countryside lifestyle with the added benefit of easy access to the city's rich array of amenities.

The village is superbly connected, with excellent bus services linking to Norwich and nearby areas, ensuring commuting and access to local attractions. For those who prefer rail travel, the nearby train station offers direct connections to major cities, including London's Liverpool Street, with an impressive journey time of just 90 minutes.

In addition, Norwich International Airport, only 2 miles away, serves as a gateway to numerous UK destinations, including Amsterdam, Malta, Portugal and the Canaries.

A significant highlight is the 70-acre Old Catton Park. This conservation area offers a picturesque landscape that evolves with the seasons, making it an ideal setting for leisurely dog walks or simply enjoying the outdoors. Each Saturday, the park hosts a Parkrun, adding to the sense of community and offering a fun way to stay active.



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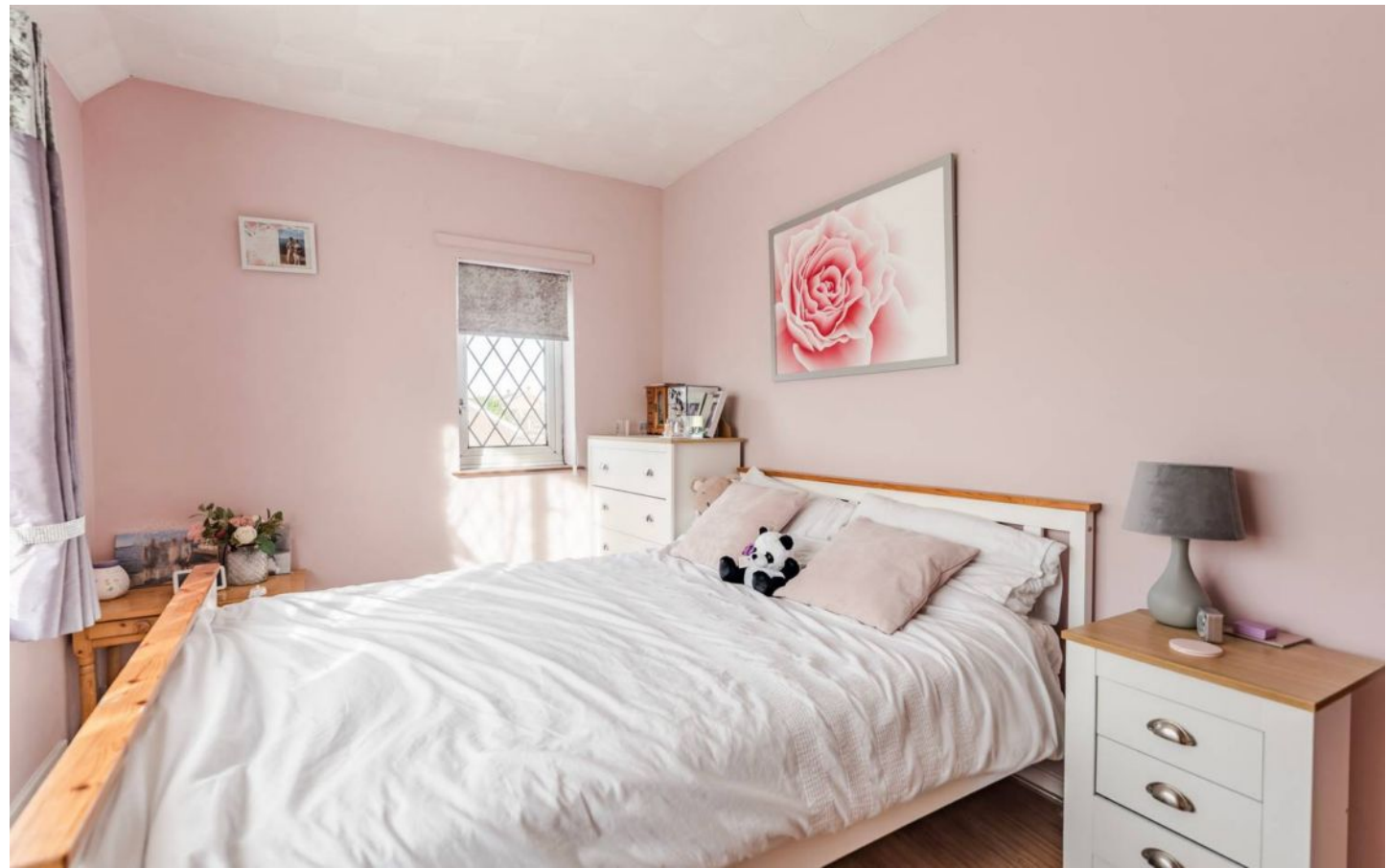
Norwich

Edgefield Close, Old Catton

Tucked away within a peaceful cul-de-sac in the sought-after suburb of Old Catton, this detached three-bedroom family home presents an excellent opportunity for buyers seeking a property with great potential to personalise and make their own. Offered to the market with no onward chain, this well-proportioned home combines a practical layout with bright and versatile living spaces throughout.

Upon entering, you're welcomed by an entrance porch and a useful lobby area—perfect for coats, shoes, and everyday storage. From here, you step into a generous dual-aspect living room, a comfortable and inviting space ideal for both relaxing and entertaining. The kitchen connects seamlessly to the open-plan dining room, creating a sociable layout that's perfect for family mealtimes or gatherings with friends. Beyond the dining area, a conservatory provides additional living space and overlooks the rear garden, bringing in plenty of natural light.

A separate utility room offers practicality and convenience, complete with a second sink and housing for the boiler, while also providing direct access to the garden and garage.



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Upstairs, the property continues to impress with three well-proportioned bedrooms, two of which feature built-in wardrobes for added storage. A family bathroom serves the first floor, offering a bright and functional space for everyday use.

Outside, the home benefits from a low-maintenance enclosed rear garden, featuring a neat lawn, patio area for outdoor dining, and a handy storage shed. To the front, there is off-road parking and an attached garage, providing ample space for vehicles or additional storage.

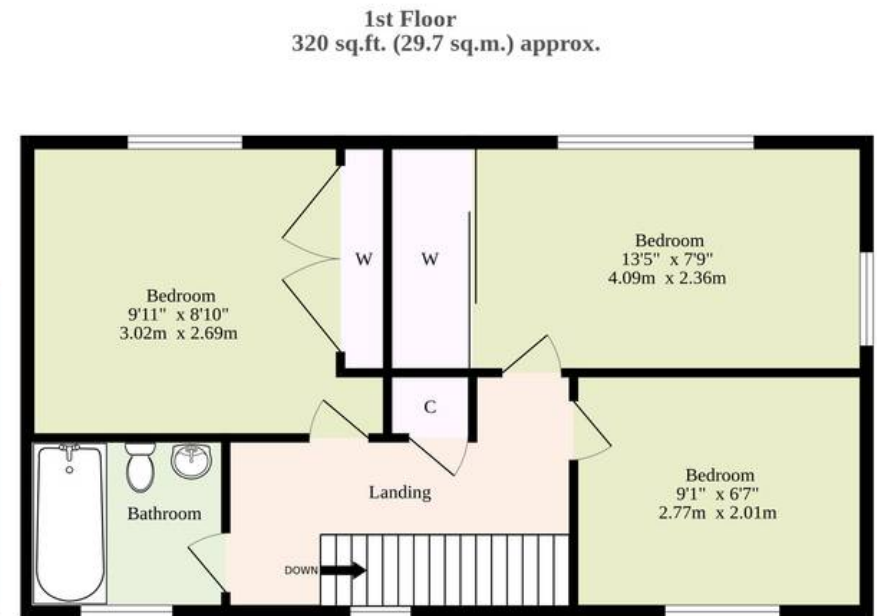
Located in a quiet residential area yet within easy reach of local amenities, schools, and transport links, this property offers both convenience and tranquility — making it an ideal choice for families, first-time buyers, or anyone looking to settle in this popular part of Norwich.

Agents Note

Sold Freehold

Connected to all mains services.





Sqft Includes Garage

TOTAL FLOOR AREA : 950 sq.ft. (88.3 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?

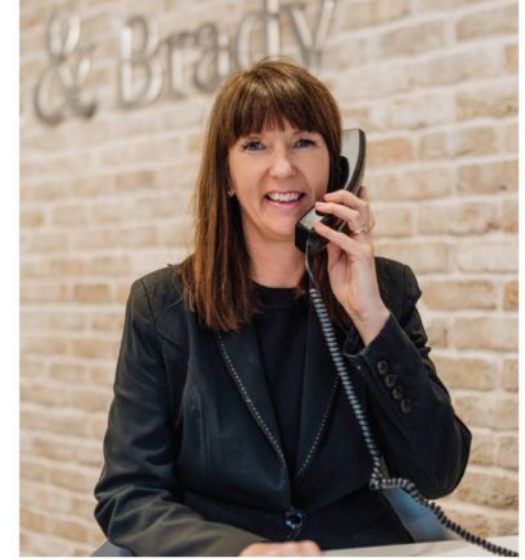
Let's make it a *reality*



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Meet *Karol*
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Meet *Claire*
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Your home, our market



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