



8 St. Catherines Avenue, Catfield

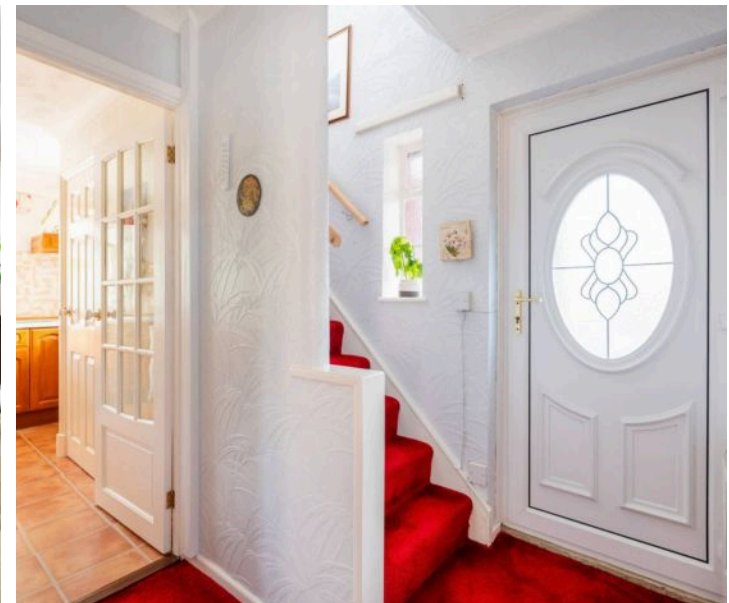
Great Yarmouth

Minors & Brady

## 8 St. Catherines Avenue

Catfield, Great Yarmouth

Located on a generous corner plot in the heart of the Norfolk village of Catfield, this semi-detached home offers a rare opportunity with no onward chain. With huge potential to renovate, the property combines practical living with flexible spaces, including a sitting room with a traditional fireplace, a bright garden room, and a kitchen/breakfast room. Upstairs, there are three bedrooms and a family bathroom, with built-in storage in two rooms. Outside, the well-maintained garden provides privacy and versatility, complemented by a triple 17ft garage with scope for a workshop, studio, or garden room (stpp). Perfectly positioned in a friendly village setting, this home offers the chance to create a comfortable, adaptable living space right at the heart of the community.



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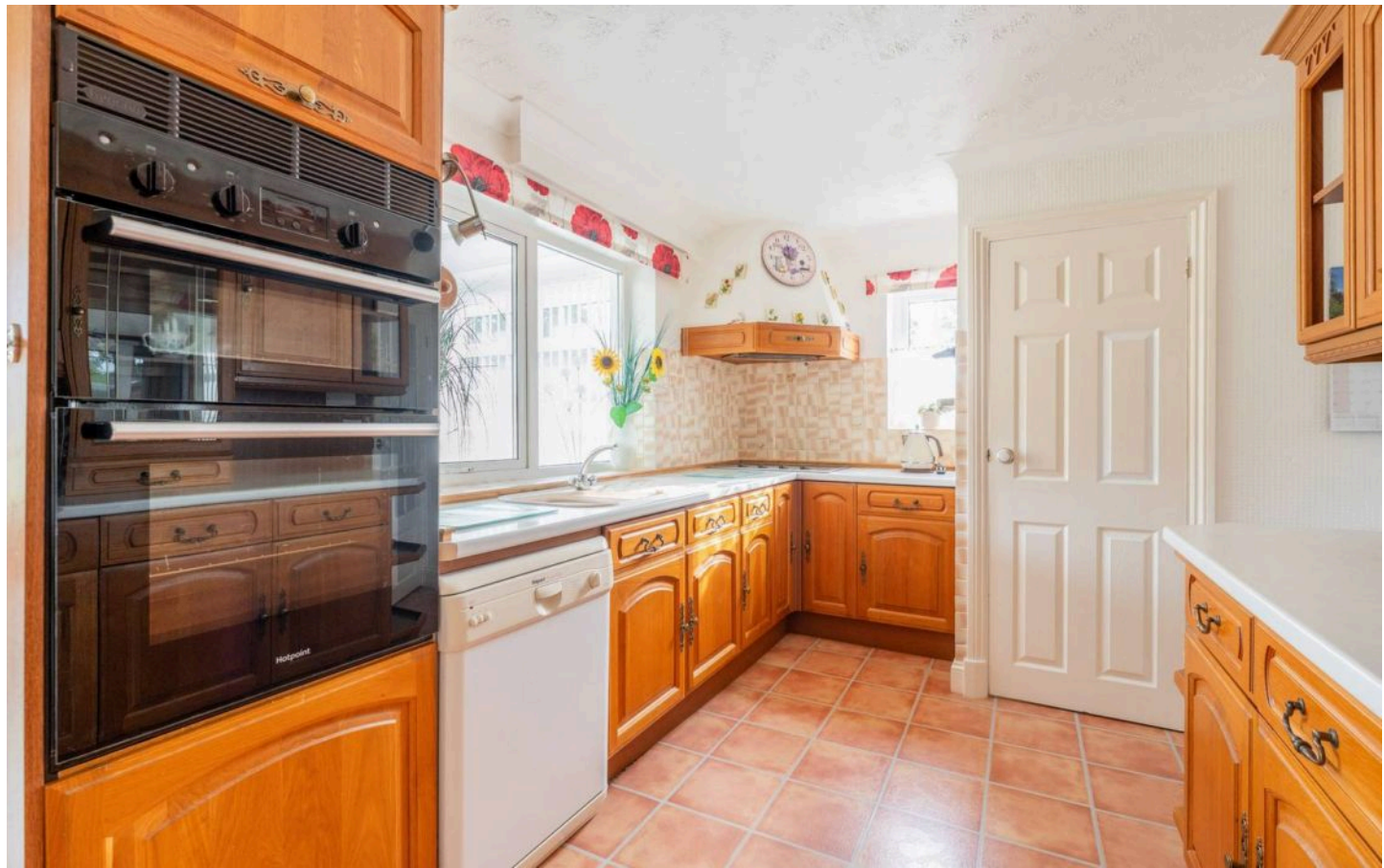


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## 8 St. Catherines Avenue

Catfield, Great Yarmouth

- No onward chain
- Semi-detached residence proudly positioned on a substantial corner plot within the Norfolk village of Catfield
- Huge amount of potential to fully renovate
- Sitting room accentuated by a traditional fireplace, inviting relaxation and entertaining
- Kitchen/breakfast room fitted with a range of cabinetry, an integrated oven and an induction hob
- Light-filled garden room that extends the reception space, allowing you to enjoy the outdoors from the comfort of your home
- Three bedrooms, two with built-in storage, complemented by a family bathroom
- A large, private garden that is beautifully maintained, featuring a patio for seating arrangements, a maintained lawn, planted beds, a timber storage shed and a greenhouse
- Triple 17ft garage that can be converted into a workshop, a studio or a garden room (stpp)
- Potential to make off-road parking of required



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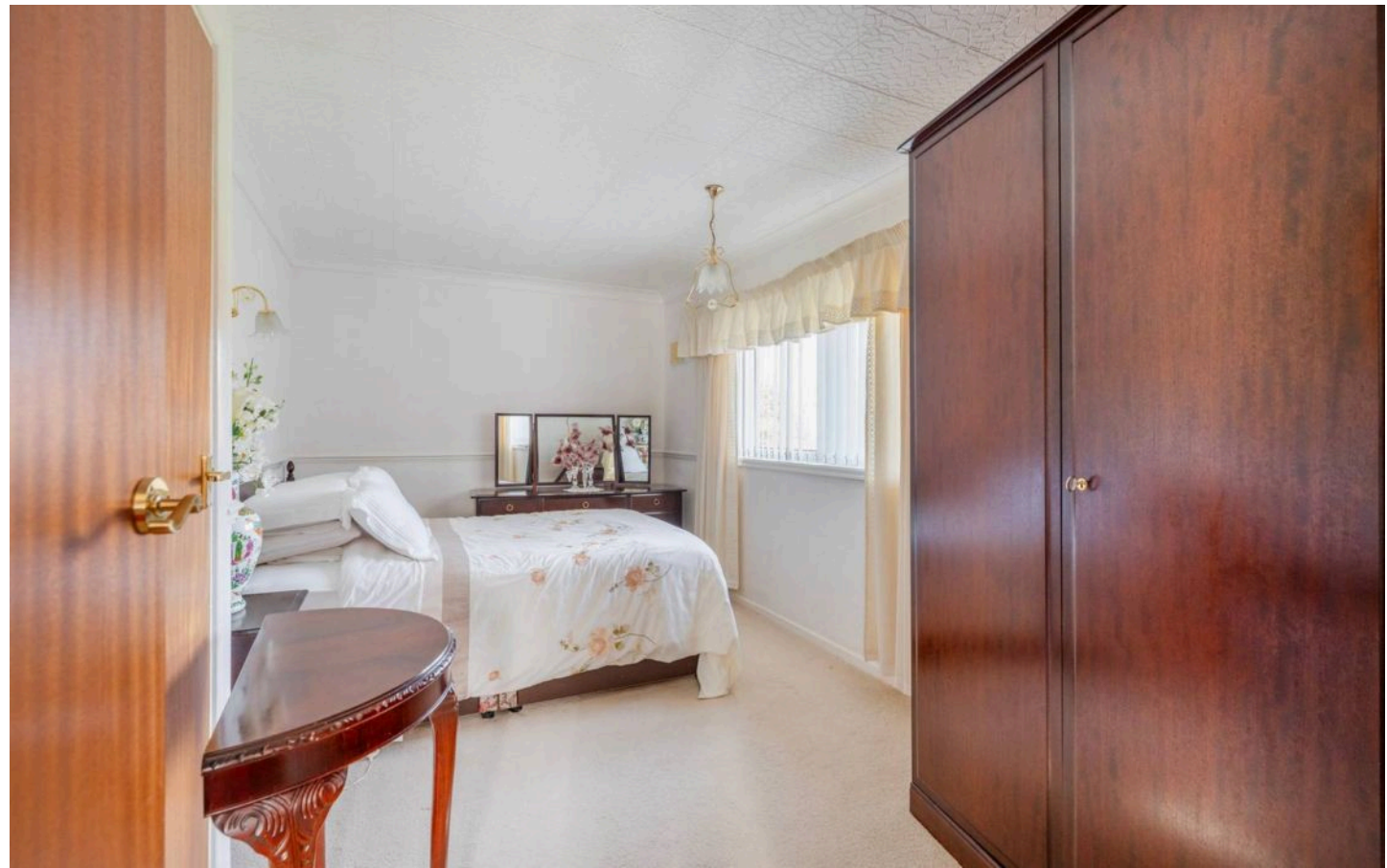
# 8 St. Catherines Avenue

Catfield, Great Yarmouth

## Location

St. Catherines Avenue is located in the village of Catfield, a picturesque and family-friendly community in Norfolk's Broadland district. The avenue is set amid scenic countryside and close to the waterways of the Norfolk Broads, offering a peaceful, semi-rural lifestyle ideal for families. Local amenities include a village shop and post office, while nearby Stalham provides supermarkets, independent stores, and additional services. Families benefit from excellent educational options: Catfield Primary Academy serves younger children within the village, and secondary education is available at Stalham Academy, just a few miles away.

Healthcare needs are met through local GP practices, with larger hospitals in Great Yarmouth and Norwich easily accessible. Transport is convenient, with local bus routes connecting to surrounding villages and towns, and the nearest railway station, Hoveton & Wroxham, providing direct services to Norwich and beyond. The area encourages an active outdoor lifestyle, from walking and cycling in the countryside to enjoying boating on the Broads, while community events and village hall activities foster a strong, family-oriented spirit. St. Catherines Avenue combines rural charm, practical convenience, and a warm, welcoming environment, making it an ideal location for families.



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## 8 St. Catherines Avenue

Catfield, Great Yarmouth

Occupying a substantial corner plot within the desirable Norfolk village of Catfield, this semi-detached residence presents an exciting opportunity to create your dream home, offering a huge amount of potential for full renovation.

The accommodation begins with a welcoming sitting room, accentuated by a traditional fireplace that instantly evokes warmth and character, the ideal setting for relaxing or entertaining. The kitchen/breakfast room is a generous size, fitted with a range of wall and base cabinetry, an integrated oven and an induction hob, providing a practical base ready for modernisation to suit your own style. The kitchen flows into a garden room that floods the home with natural light, extending the living space and allowing you to enjoy the surrounding greenery all year round.

Upstairs, the property offers three bedrooms, two of which benefit from built-in storage, all complemented by a family bathroom with a classic three-piece suite. Each room enjoys a bright aspect and offers flexibility for family living, guest accommodation, or home working.

Outside, the property truly impresses with its beautifully maintained private garden. Mature hedging encloses the space, creating privacy around the lawned area, planted beds, and patio seating area. A timber storage shed and greenhouse provide additional functionality for those who enjoy gardening.



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To the side of the property sits a triple 17ft garage with double doors, ideal for vehicle storage, hobbies, or as a potential workshop, studio, or garden room (subject to the necessary planning permissions). There is also potential to create off-road parking if required, enhancing the property's versatility.

Situated in the heart of Catfield, within easy reach of the Norfolk Broads and stunning countryside walks, this property offers a rare chance to embrace the village lifestyle while shaping a home to your own specification.

### Agents note

Freehold

Asbestos-containing materials are present within the property's garage.

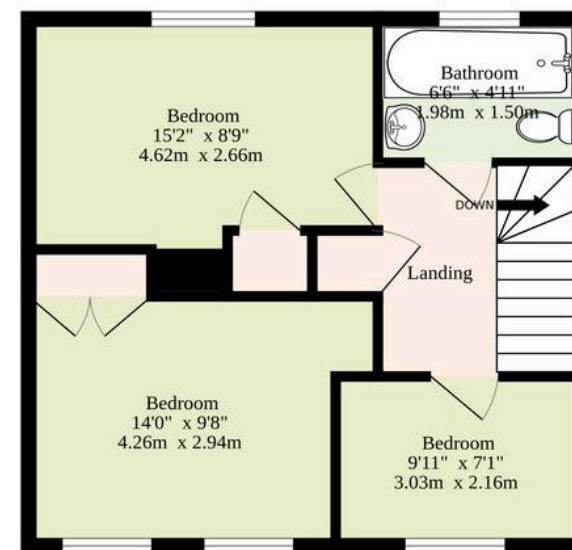


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Ground Floor  
908 sq.ft. (84.4 sq.m.) approx.



1st Floor  
435 sq.ft. (40.4 sq.m.) approx.



Sqft Includes The Garage

**TOTAL FLOOR AREA : 1343 sq.ft. (124.8 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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