



8 Birch End, Catfield

Great Yarmouth



Minors & Brady

8 Birch End

Catfield, Great Yarmouth

This charming three-bedroom detached home is located on the peaceful street of Birch End in the picturesque village of Catfield. It offers a well-designed layout that combines modern living with the tranquillity of the Norfolk countryside. The ground floor features a welcoming entrance hall, a convenient WC, a bright sitting room with sliding doors to the garden, and a dining area that flows into a practical wooden-style kitchen. Upstairs, the master bedroom benefits from a private ensuite, while two further double bedrooms are served by a contemporary family bathroom. The home also includes a garage, providing secure parking and additional storage. Outside, a private rear garden offers space for dining, relaxing, or enjoying the outdoors. The property is ideally positioned for local amenities, schools, and recreational opportunities within the Norfolk Broads. This home presents a rare opportunity to combine village charm with comfortable, versatile living.

- Three well-proportioned bedrooms, including a master with private ensuite
- Detached home offering spacious and flexible family living
- Bright and inviting sitting room with sliding doors to the garden
- Open-plan dining area and kitchen with wooden-style finishes
- Practical kitchen layout with ample worktop space and room for appliances
- Modern family bathroom serving the additional bedrooms
- Private rear garden perfect for relaxing, dining, or outdoor activities
- Garage providing secure parking and extra storage space
- Peaceful village location on Birch End, close to Catfield amenities
- Easy access to the Norfolk Broads and surrounding countryside for walks and leisure





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The Location

Birch End is a quiet, rural street located in the heart of the picturesque village of Catfield, nestled within the stunning Norfolk Broads. The area perfectly combines the charm and tranquillity of countryside living with convenient access to local amenities. Residents enjoy the village's small but well-stocked shop and Post Office for everyday essentials, while The Crown Inn provides a welcoming local pub where neighbours often gather, making it a true social hub for the community.

For families, Catfield Primary School offers education for children up to the age of 11, with older students typically travelling to nearby towns such as Stalham or Wroxham for secondary schooling. While the village itself does not host a full medical practice, a range of healthcare facilities—including general practitioners, dental services, and pharmacies—are easily accessible in the surrounding towns.

Despite its peaceful setting, Birch End is well connected. The street links to local roads leading to the A149 and nearby towns, while regular bus services provide easy access to neighbouring villages and market towns. Residents benefit from the perfect balance of tranquillity and convenience, with scenic countryside, waterways, and nature reserves right on the doorstep, offering endless opportunities for walking, cycling, boating, and enjoying the great outdoors.

Birch End truly offers a welcoming, friendly environment for those looking to embrace the best of village life, with a strong sense of community and the natural beauty of the Norfolk Broads all around.



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Birch End, Catfield

Situated on the peaceful street of Birch End in the picturesque village of Catfield, this well-presented three-bedroom detached home offers a perfect blend of modern living and countryside charm. Ideal for families or those looking for a spacious village home, the property is conveniently located for local amenities and the surrounding Norfolk Broads.

The property is entered via a welcoming entrance hall that provides access to a ground-floor WC, ideal for guests. The sitting room is a bright and inviting space, featuring sliding doors that open directly onto the rear garden, allowing for seamless indoor-outdoor living and plenty of natural light.

Adjacent to the sitting room, the dining area offers ample space for family meals and entertaining. The dining room flows naturally into the kitchen, which is finished with a practical wooden-style design and provides plenty of worktop space, storage, and room for appliances.

A door from the kitchen leads directly to the rear garden, creating a convenient layout for everyday living.

Upstairs, the property comprises three well-proportioned bedrooms. The master bedroom benefits from a private ensuite shower room, providing a peaceful retreat. Bedrooms two and three are generous doubles, served by a modern family bathroom. The layout is both practical and flexible, catering to the needs of families or home-working arrangements.



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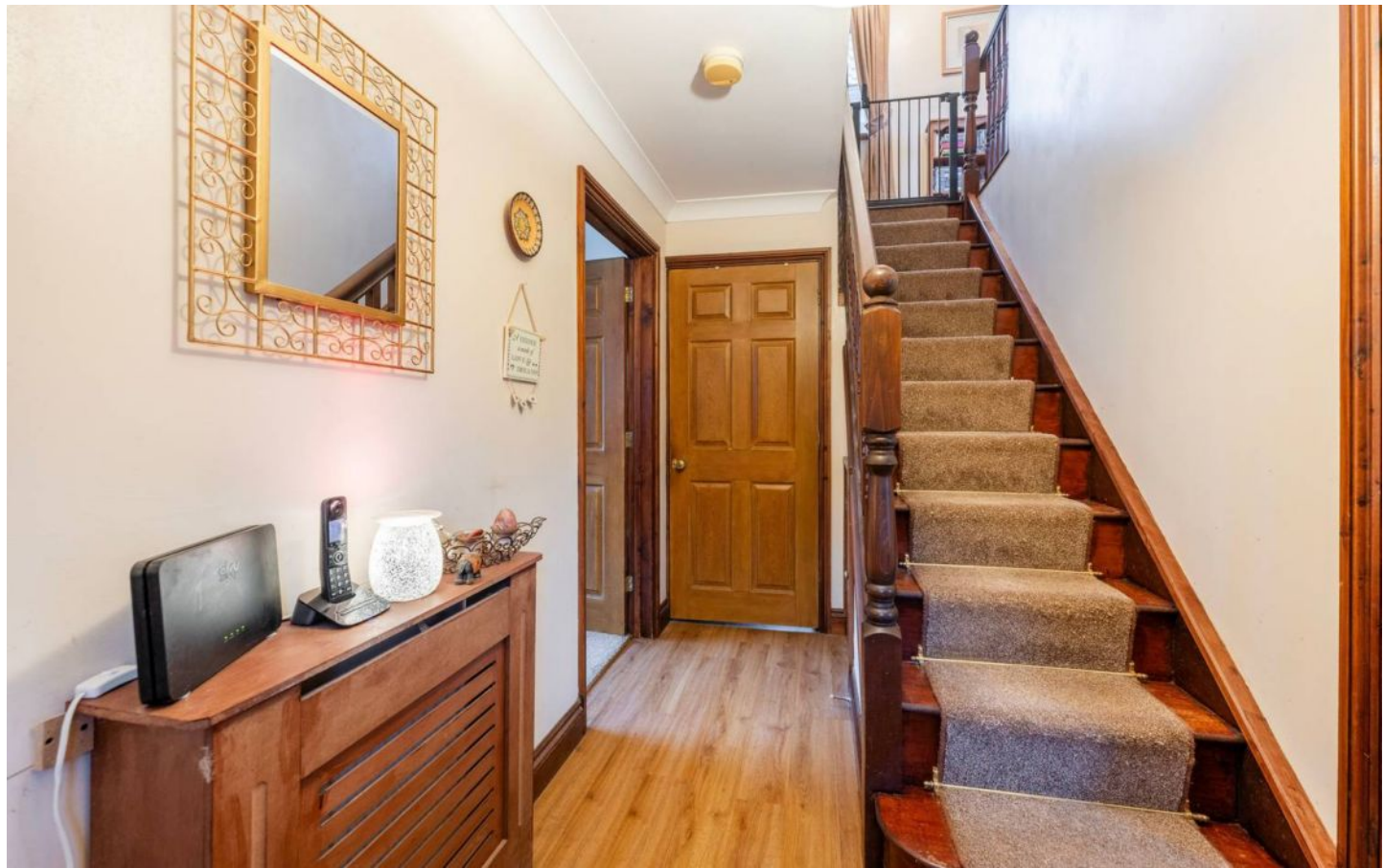
Externally, the home enjoys a private garden to the rear, offering space for outdoor dining, gardening, or relaxing in a quiet setting. Additionally, the property features a garage, providing secure parking and extra storage.

This home on Birch End is an excellent opportunity to enjoy village living in Catfield, combining comfortable, versatile accommodation with convenient access to local amenities, schools, and the beautiful Norfolk Broads.

Agents Note

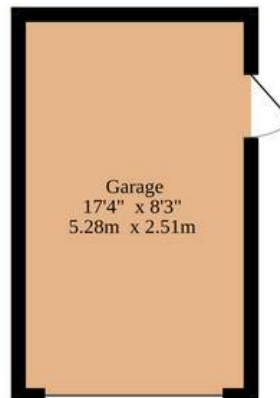
Sold Freehold

Connected to mains water and electricity

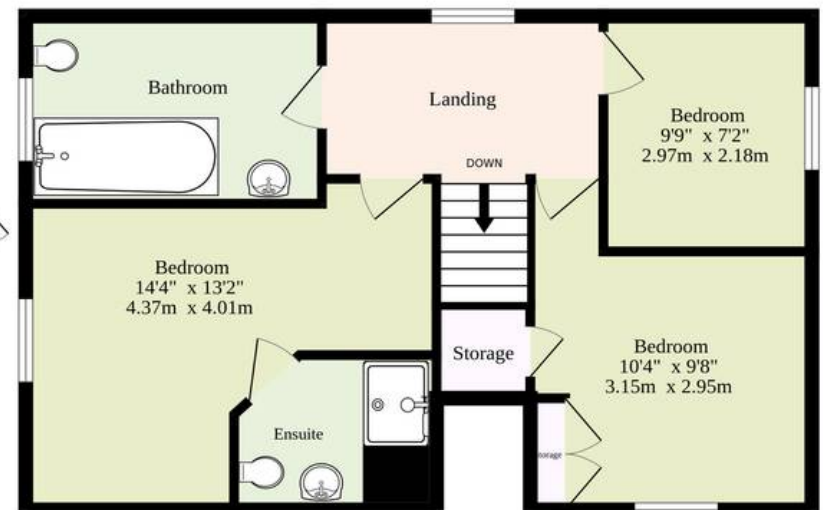


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Ground Floor
573 sq.ft. (53.2 sq.m.) approx.



1st Floor
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.0 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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Minors & Brady

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