



30 Taylors Lane, Norwich

Norwich



Minors & Brady



## 30 Taylors Lane

This impressive five-bedroom detached home is tucked away in a peaceful cul-de-sac, offering a private and tranquil setting. Its spacious layout is perfect for family life, with versatile living areas that can adapt to work, play, and entertaining. Natural light fills the open-plan kitchen and lounge, creating a warm and inviting atmosphere. The central island in the kitchen serves as a hub for cooking, socialising, and casual dining. Upstairs, generous bedrooms provide comfortable retreats, with en-suite facilities adding a touch of luxury. The large rear garden is ideal for children, pets, or outdoor gatherings, while the double garage and driveway ensure convenience for multiple vehicles. With stylish interiors and practical features throughout, the home balances modern living with everyday comfort. Perfectly positioned, it offers a peaceful lifestyle while remaining within easy reach of local amenities and schools.

- Five spacious bedrooms, two with modern en-suite bathrooms
- Large open-plan kitchen, dining, and lounge area with central island
- Bright and airy lounge with patio doors opening to the rear garden
- Separate dining room and cosy study, ideal for work or relaxation
- Contemporary kitchen with integrated appliances including dishwasher, fridge freezer, double oven, and six-ring gas hob
- Practical utility room with storage, sink, and space for laundry appliances
- Generous family bathroom with both bath and walk-in shower
- Large, private rear garden with patio area and side access
- Double garage with power and lighting, plus a brick-weave driveway
- Located in a quiet, highly desirable cul-de-sac close to amenities and schools







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# 30 Taylors Lane

## The Location

Taylors Lane offers an ideal location for comfortable and convenient living, perfectly positioned between the vibrant communities of Catton and Hellesdon, and just a short drive from the heart of Norwich city centre. Residents can enjoy the best of both worlds: the peace and greenery of suburban life alongside easy access to all the cultural, shopping, and dining options that Norwich has to offer.

Daily essentials are never far away, with a well-stocked ASDA nearby and a range of local shops, cafés, and services within easy reach. Whether you're popping out for groceries or enjoying a leisurely weekend coffee, everything you need is right on your doorstep.

For commuters, Taylors Lane is ideally located with excellent links to the Northern Distributor Road (NDR), making journeys around Norwich and beyond smooth and hassle-free. Public transport options are also readily available, providing additional flexibility for those who prefer bus routes into the city.

The area offers a peaceful and family-friendly environment, with spacious streets, green spaces, and parks nearby, perfect for walks, exercise, or simply enjoying the outdoors. Families will also benefit from the excellent catchment for local schools, ensuring quality education options are close at hand.

Overall, Taylors Lane combines the convenience of city access with the calm and charm of suburban living, making it a wonderful place to call home.

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## 30 Taylors Lane

### Taylors Lane, Old Catton

Set in a quiet and highly sought-after cul-de-sac, this beautifully presented five-bedroom detached home offers spacious and modern family living. The property benefits from a practical layout designed for both everyday life and entertaining, with a blend of formal and relaxed living spaces.

Stepping through the entrance hall, you are greeted by a generous space that leads to multiple reception rooms. To the front of the house, a bright dining room with a bay window provides a welcoming space for family meals, while a cosy study offers the perfect spot for working from home or a quiet reading corner. The lounge, located at the rear, enjoys patio doors that open onto the garden, flooding the room with natural light.

At the heart of the home is a large open-plan kitchen, dining, and lounge area, designed for modern family life. The kitchen itself is fitted with a comprehensive range of wall and base units, complemented by a central island that serves as both a workspace and social hub. Integrated appliances, including a dishwasher, fridge freezer, double oven, and a six-ring gas hob, make meal preparation effortless.

The area flows seamlessly into the dining and lounge spaces, ideal for hosting friends or enjoying relaxed family time. Adjacent to the kitchen is a practical utility room with additional storage, a sink, and space for laundry appliances.





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Upstairs, the property continues to impress with five well-proportioned bedrooms. The master bedroom features built-in wardrobes and a private en-suite with a four-piece suite including a bath, shower, WC, and basin. A second bedroom also benefits from a modern en-suite shower room, while the remaining three bedrooms are served by a spacious family bathroom with both a bath and walk-in shower. All bedrooms are bright, comfortable, and carpeted, offering plenty of space for family and guests.

Outside, the property offers a large, private garden, mostly laid to lawn with a patio area perfect for outdoor dining or relaxing. A double garage with power and lighting, along with a brick-weave driveway, provides ample parking and storage. The garden is fully enclosed, offering both safety and privacy for children and pets, with easy side access to the front of the property.

This home combines style, comfort, and practicality in a highly desirable location, making it an ideal choice for growing families looking for a spacious and modern detached property in a private setting.

### Agents Note

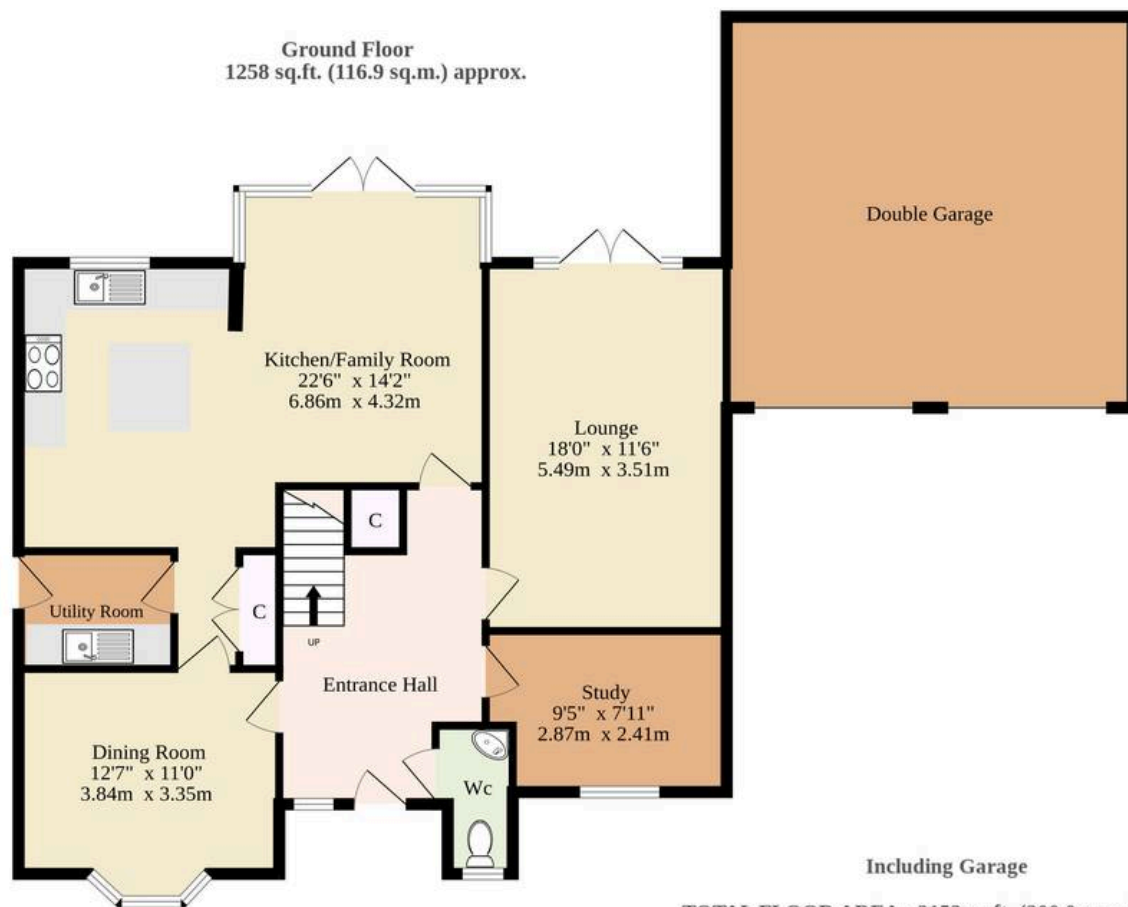
Sold Freehold

Connected to all mains services.

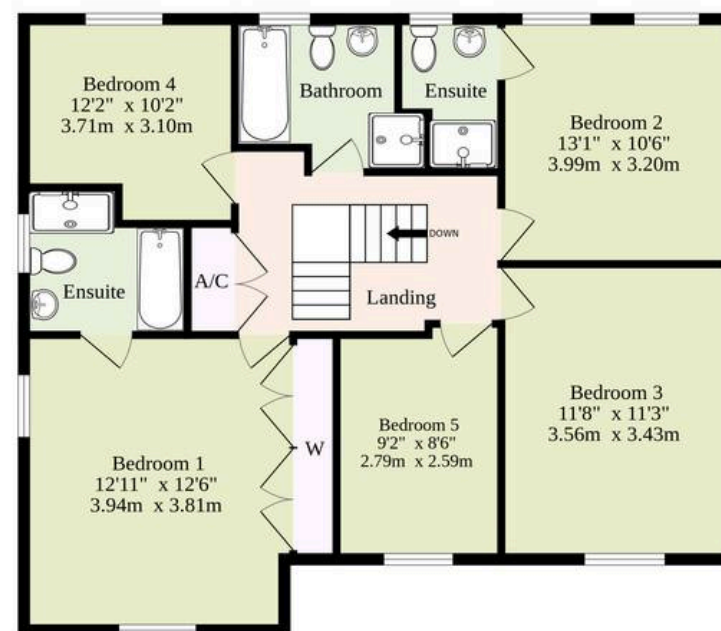




Ground Floor  
1258 sq.ft. (116.9 sq.m.) approx.



1st Floor  
895 sq.ft. (83.1 sq.m.) approx.



Including Garage

TOTAL FLOOR AREA : 2153 sq.ft. (200.0 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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# Dreaming of this home?

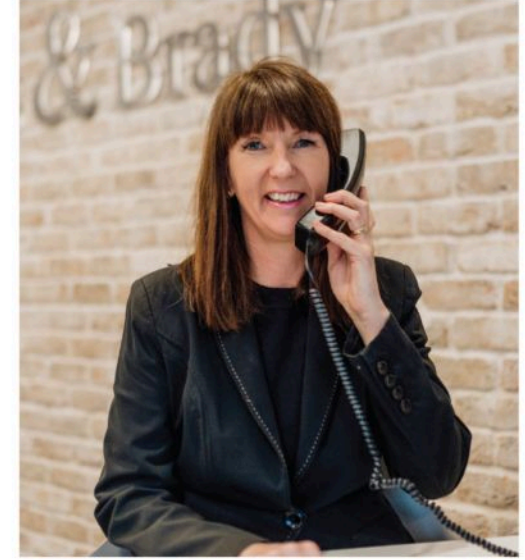
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Meet *Claire*  
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# Minors & Brady

*Your home, our market*



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