



14 Meadow Gardens, Norwich

Norwich



Minors & Brady

14 Meadow Gardens

A stylishly renovated and extended three-bedroom family home, finished to an excellent modern standard and offered with no onward chain. The property has been completely transformed, with a full rewire, new heating system, rear extension, landscaped gardens and a newly laid driveway. Inside, the home delivers bright, contemporary living space with striking herringbone flooring and a superb open-plan layout. The newly installed kitchen features sleek high-gloss units, solid worktops and integrated appliances, flowing into generous dining and living areas with bi-fold doors opening onto the garden. Upstairs are three well-proportioned bedrooms and a beautifully finished new family bathroom, while the principal bedroom benefits from fitted wardrobes. Outside, the south-west facing garden has been thoughtfully landscaped with patio and lawn areas, and the front provides off-street parking. A fully modernised, move-in-ready home offering stylish living throughout.

- Newly laid driveway with off-street parking and no onward chain
- Statement herringbone flooring running through the ground floor
- Sleek, newly installed high-gloss kitchen with integrated appliances
- Open-plan kitchen, dining and living space designed for modern living
- Fully renovated and extended three-bedroom home with a fresh, contemporary finish
- Bi-fold doors opening out to the garden for seamless indoor-outdoor flow
- Stylish newly fitted family bathroom
- Principal bedroom with built-in wardrobes for clean, clutter-free living
- Fully upgraded with new electrics and heating system
- South-west facing landscaped garden perfect for entertaining





M&B

14 Meadow Gardens

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 Church Street enjoy a peaceful, countryside lifestyle with the added benefit of easy access to the city's rich array of amenities.

Old Catton benefits from a strong range of local amenities, including three well-regarded schools (one Infant School and two Junior Schools), a GP surgery, supermarket, café, and a variety of local shops and services.

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.

Further outdoor facilities are available at Old Catton Recreation Ground, which provides a bowling green, tennis courts, table tennis, children's play areas, and free-to-use outdoor fitness equipment.



Meadow Gardens, Old Catton

This beautifully fully renovated and extended family home has been thoughtfully modernised throughout, offering stylish, turn-key accommodation where everything is brand new. The property has undergone a comprehensive programme of works including complete re-wiring, a new heating system, a substantial rear extension, landscaped gardens and a newly laid driveway, creating a home that delivers contemporary design with practical family living.

Offered to the market with no onward chain, this is a rare opportunity to purchase a property that requires absolutely no further work.

Upon entering the property, you are welcomed into a bright and inviting entrance hall, setting the tone for the high standard found throughout the home. The ground floor features striking herringbone style flooring running throughout, adding warmth and continuity to the living spaces.

The impressive newly fitted kitchen is designed with both style and functionality in mind. The kitchen itself is fitted with sleek high-gloss cabinetry, complemented by solid worktops, plinth lighting, and a range of integrated features including a modern induction hob. The space is perfectly suited to everyday family life as well as entertaining, with ample preparation and storage space.

The dining area is generous in size and provides a fantastic social hub within the home, with useful built-in storage ensuring the space remains practical as well as elegant. Just off the dining room is a convenient ground floor shower room, ideal for busy households or guests.



M&B

From the dining room, a wide opening leads into a large sitting room, allowing the spaces to remain open and sociable while still offering clearly defined areas for relaxing and entertaining. The sitting room enjoys wonderful natural light and features bi-fold doors opening directly onto the rear garden, seamlessly connecting the indoor and outdoor living spaces during the warmer months.

Upstairs, the property offers three well-proportioned bedrooms, making it ideal for families or those seeking additional workspace or guest accommodation. The principal bedroom benefits from fitted storage and built-in wardrobes, providing excellent storage solutions while maintaining a clean and uncluttered aesthetic.

The remaining bedrooms are served by a beautifully presented family bathroom, which, like the kitchen, has been newly installed to a high contemporary standard.

Externally, the property continues to impress. To the front there is a newly created driveway providing off-street parking. To the rear, the home boasts an immaculate south-west facing landscaped garden, offering an exceptional outdoor space that has been carefully designed for both relaxation and family use. Immediately outside the house is a stylish tiled patio area, ideal for outdoor dining and entertaining.

This leads onto a neatly maintained lawn, bordered with planting that enhances the overall presentation.



14 Meadow Gardens

At the far end of the garden is a separate bordered section finished with wood chip, currently home to a full children's play area, demonstrating the flexibility and versatility of the outdoor space. This area could easily be adapted for a variety of uses including additional seating or a garden studio.

A further benefits includes cavity wall insulation and the peace of mind that comes with a fully modernised home. Combined with the desirable south-facing garden and no onward chain, this property represents an outstanding opportunity for buyers seeking a stylish, move-in-ready home.

Agents Note

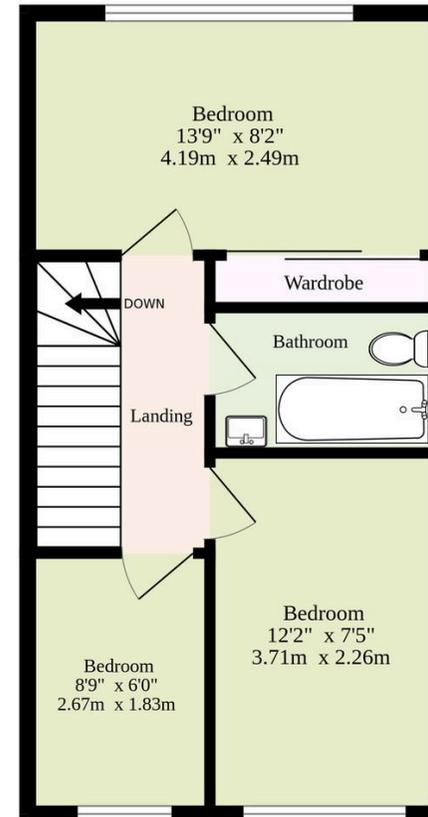
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



Ground Floor
606 sq.ft. (56.3 sq.m.) approx.



1st Floor
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 967 sq.ft. (89.8 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.
Made with Metropix ©2026

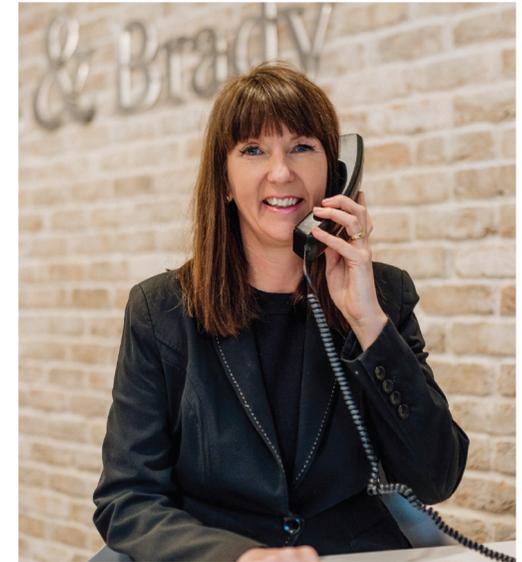
Dreaming of this home? Let's make it a *reality*.



Meet *Abi*
Branch Partner



Meet *Karol*
Property Lister



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Senior Mortgage
and Protection Advisor



Victoria Payne
Mortgage and
Protection Advisor

Scan to book your
appointment today



T: 01692 531372

E: enquiries@norfolk-mortgages.co.uk