



3 Woodham Leas, Norwich

Norwich



Minors & Brady

3 Woodham Leas

Versatile layout, well-connected location and a peaceful cul-de-sac setting, this is a home that truly deserves to be viewed to be fully appreciated. Offered with no onward chain, it provides spacious and flexible accommodation that will suit a range of buyers. The thoughtfully extended design allows for adaptable living, including a superb L-shaped lounge/diner filled with natural light. A modern kitchen sits at the heart of the home, open plan to the main living space and perfect for everyday life. The former lounge has been transformed into a generous principal bedroom with its own dressing room, adding a touch of practicality and comfort. Upstairs, two further double bedrooms are served by a contemporary family bathroom. Outside, a well-maintained enclosed rear garden and private driveway complete this appealing home in the ever-popular area of Old Catton.

- Three-bedroom detached home in a quiet residential cul-de-sac
- Flexible and adaptable living accommodation to suit a range of needs
- Impressive extended reception space with excellent natural light
- Principal bedroom with adjoining private dressing area
- Modern fitted kitchen designed for practical day-to-day living
- Ground floor cloakroom for added convenience
- Contemporary family bathroom serving the first floor
- Fully enclosed rear garden with patio, lawn and sheltered decking area
- Private driveway providing ample off-road parking
- Offered to the market with no onward chain





M&B

3 Woodham Leas

The Location

Positioned in the charming village of Old Catton, Woodham Leas perfectly balances countryside tranquillity with modern-day convenience. Just a 45-minute walk or a 15-minute drive from the vibrant city of Norwich, residents can enjoy a peaceful rural setting while remaining within easy reach of the city's extensive amenities.

The village benefits from excellent transport links, including regular bus services to Norwich and surrounding areas, making commuting and exploring nearby attractions simple. For rail users, Norwich train station provides direct services to major destinations, including London Liverpool Street in approximately 90 minutes.

Norwich International Airport, located just two miles away, offers flights to a range of UK and European destinations such as Amsterdam, Malta, Portugal and the Canary Islands.

One of the area's standout features is the beautiful 70-acre Old Catton Park. This designated conservation area boasts scenic surroundings that change beautifully throughout the seasons, providing the perfect backdrop for relaxed walks, dog outings, or simply unwinding outdoors. The park also hosts a weekly Saturday Parkrun, fostering a strong sense of community and an enjoyable way to keep active.



3 Woodham Leas

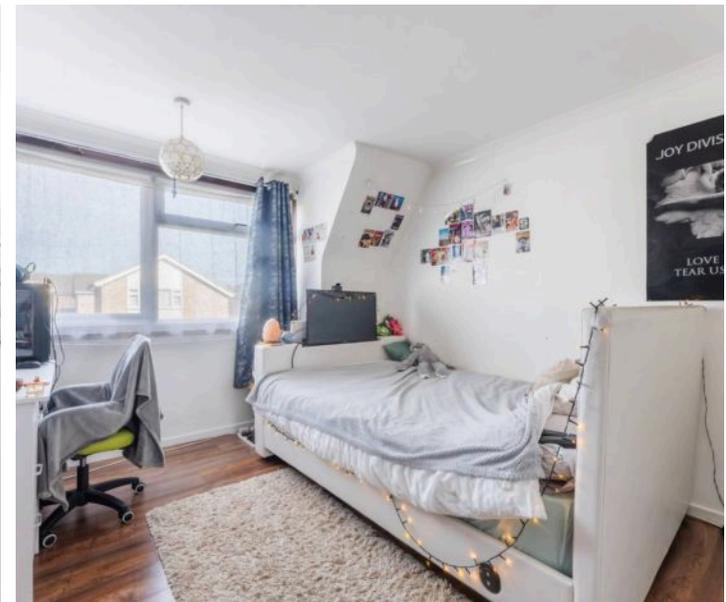
Woodham Leas, Old Catton

Tucked away in a sought-after cul-de-sac in Old Catton, this impressive three-bedroom detached home offers generous, well-balanced living space and has been exceptionally well cared for throughout.

Available with no onward chain, it's a fantastic opportunity for families or professionals looking for a home that's ready to move straight into while still offering flexibility for modern living.

The property has been thoughtfully extended to create a layout that works brilliantly day to day. The original lounge has been cleverly repurposed as a spacious principal bedroom, complete with access to a private dressing room, a real luxury that sets this home apart. The extension now provides a superb L-shaped lounge/diner, a bright and welcoming space enhanced by floor-to-ceiling windows that allow natural light to pour in. It's a room that easily adapts to both relaxed evenings and larger family gatherings.

At the heart of the home sits a modern, well-proportioned kitchen, accessed via a practical entrance porch that offers useful separation from the outside. The kitchen is open plan to the main living area, creating a sociable flow while still maintaining defined spaces. A convenient downstairs cloakroom completes the ground floor.



M&B

3 Woodham Leas

Upstairs, two further generous double bedrooms lead off the landing, both comfortable in size and served by a contemporary family bathroom. The overall feel throughout the property is one of space, light and careful upkeep.

Outside, the rear garden is fully enclosed and thoughtfully arranged, offering a mix of patio, lawn and sheltered decking, ideal for outdoor dining, gardening or simply enjoying a quiet moment in the fresh air. To the front, a private driveway runs alongside the lawn, providing ample off-road parking.

Agents Note

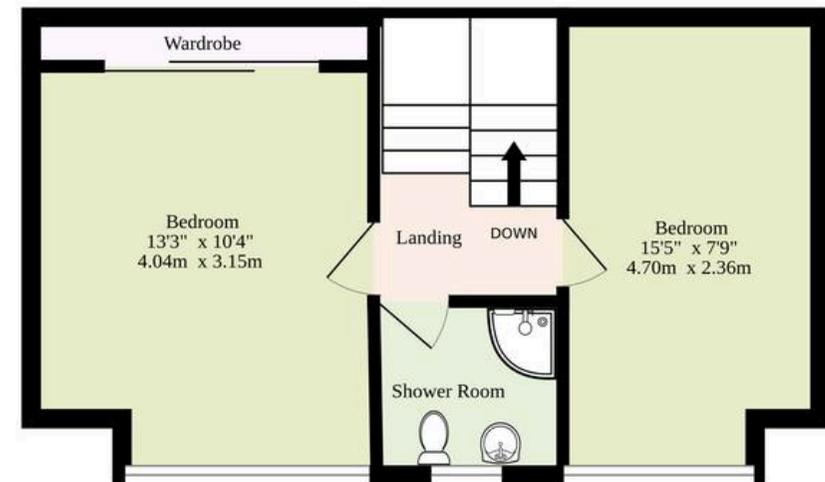
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



Ground Floor
824 sq.ft. (76.6 sq.m.) approx.



1st Floor
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 1175 sq.ft. (109.2 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

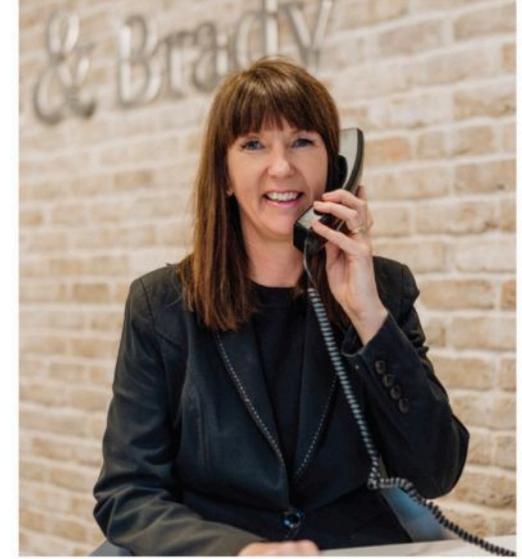
Dreaming of this home? Let's make it a *reality*



Meet *Abi*
Branch Partner



Meet *Karol*
Property Valuer



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