



37 Proctor Road, Norwich

Norwich



Minors & Brady

37 Proctor Road

This appealing detached chalet-style home is offered with no onward chain and presents a flexible layout that will suit a variety of lifestyles. The ground floor provides a welcoming, adaptable living and dining space filled with natural light, creating a comfortable setting for everyday life. A well-placed kitchen sits off the hallway and is fitted with integrated appliances, with the added benefit of direct access out to the rear garden. Also on this level is an additional room that could serve well as a home office, guest space, or smaller bedroom depending on need. Upstairs, there are two generous double bedrooms with built-in storage, along with a modern shower room featuring underfloor heating for extra comfort. Outside, the home is complemented by gardens to both the front and rear, plus a driveway leading to a garage providing useful parking and storage.

- Detached chalet-style home offered with no onward chain
- Flexible and well-balanced accommodation arranged over two floors
- Bright open-plan living and dining space with a welcoming feel
- Practical kitchen with integrated appliances and garden access
- Versatile ground-floor room suitable as study, guest room or bedroom
- Two spacious first-floor double bedrooms with built-in storage
- Modern family shower room with underfloor heating
- Enclosed rear garden mainly laid to lawn with seating space
- 16-solar panels
- Driveway providing off-road parking and access to a garage for storage or secure parking





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37 Proctor Road

The Location

Proctor Road is located on the northern outskirts of Norwich, close to the suburbs of Old Catton and Sprowston, offering a quieter, more residential setting while remaining within easy reach of the city. The city centre is approximately 3 miles south, making it a short drive of around 10–15 minutes, or easily accessible by local bus services.

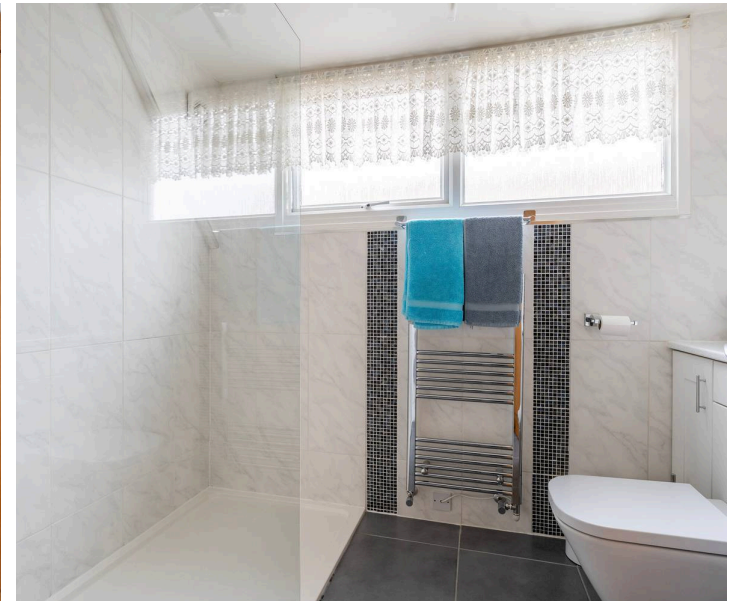
For daily shopping, there are small local convenience stores nearby, along with larger supermarkets within a few minutes' drive, while the broader range of shops, restaurants, and leisure facilities in the city centre are also easily accessible. Families benefit from good schooling options close by: White Woman Lane Junior School, Lodge Lane Infant School, and Old Catton Church of England Junior School serve younger children, while older students can attend Sprowston Community Academy, just over a mile away.

Transport connections are convenient: regular bus routes connect to Norwich city centre and surrounding areas, while the Norwich Ring Road provides straightforward car access to other parts of Norfolk. The area is popular with families and professionals seeking a suburban lifestyle that balances quiet residential streets with accessibility to schools, shops, and city amenities. Green spaces, local parks, and a generally low-traffic environment contribute to a comfortable, community-focused lifestyle.

Agents Note

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

16-solar panels.



37 Proctor Road

Norwich, Norwich

Proctor Road, Old Catton

A well-presented detached chalet-style home, offered with no onward chain, providing versatile accommodation arranged over two floors. The property offers a practical layout suited to a range of buyers, with generous living space on the ground floor and well-proportioned bedrooms above, complemented by character features including oak cottage-style doors throughout.

The main living area features an open and flexible reception space, ideal for both relaxing and dining, with natural light enhancing the sense of space. The kitchen is positioned conveniently off the main hallway and offers a functional arrangement with integrated fridge/freezer, washing machine and dishwasher, along with direct access to the rear garden, making it well suited for everyday use and entertaining.

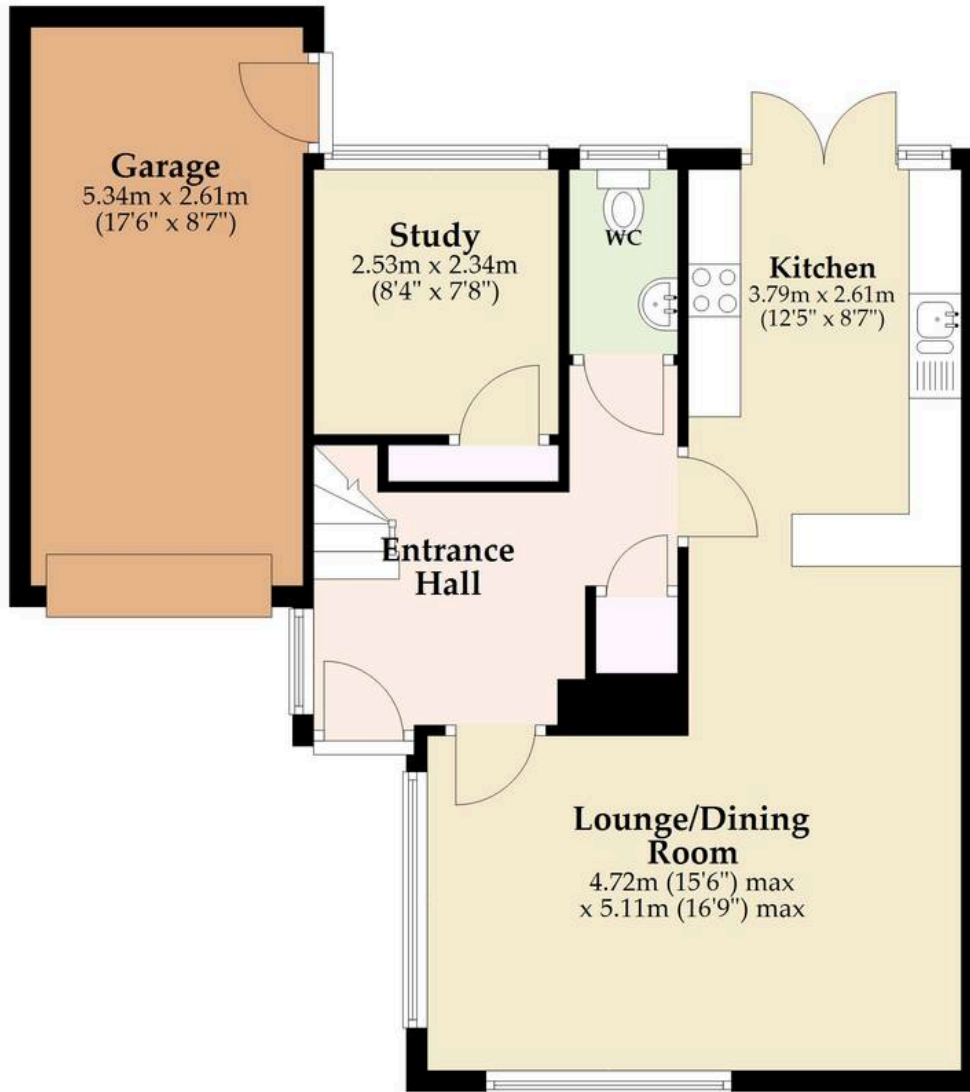
Accommodation includes a smaller bedroom or study on the ground floor, providing useful versatility for home working or guest use. On the first floor are two well-proportioned double bedrooms, both benefiting from built-in storage and served by a family shower room fitted with a standard suite, enhanced by underfloor heating for added comfort.

Outside, the property enjoys gardens to both the front and rear, with the rear garden being enclosed and mainly laid to lawn with space for outdoor seating. Off-road parking is provided via a driveway leading to a garage, offering additional storage or secure parking.



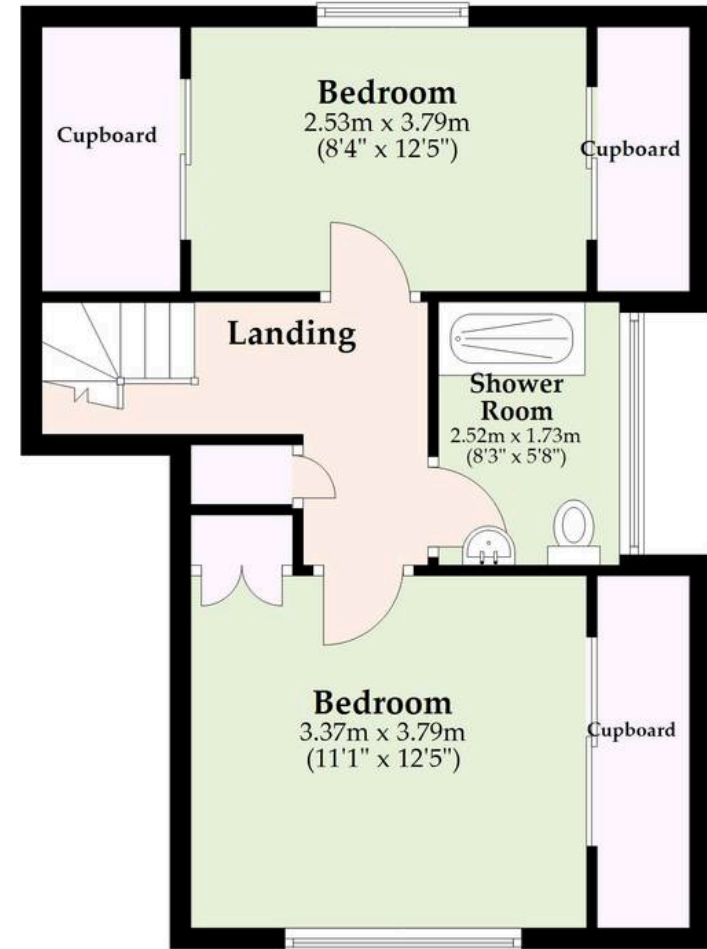
Ground Floor

Approx. 64.1 sq. metres (690.0 sq. feet)



First Floor

Approx. 44.8 sq. metres (482.5 sq. feet)



Total area: approx. 108.9 sq. metres (1172.6 sq. feet)

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.

Plan produced using PlanUp.

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



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Minors & Brady
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