



14 Station Road, Salhouse

Norwich



Minors & Brady

# 14 Station Road

Salhouse, Norwich

A spacious and flexible village home set on a generous plot in one of Salhouse's most desirable locations. This light and airy three-bedroom property offers versatile accommodation, having previously been arranged as a five-bedroom home. The ground floor includes a bedroom and bathroom alongside impressive open-plan kitchen, dining and living space with bi-fold doors opening to the garden and a wood-burning stove. A modern fitted kitchen in a sleek dark colour palette provides both style and practicality, while additional reception spaces offer further flexibility. Upstairs are two well-proportioned bedrooms served by a contemporary four-piece family bathroom with jacuzzi bath and his-and-hers sinks. Outside, the property benefits from extensive off-road parking for approximately 11 vehicles, a double tandem workshop and garage, and a substantial plot with the overall size to be confirmed.

- Spacious three-bedroom home on a highly desirable road in Salhouse
- Previously arranged as a five-bedroom property, offering flexible accommodation
- Ground-floor bedroom and bathroom ideal for guests or multi-generational living
- Light and airy open-plan kitchen, dining and living area with wood-burning stove
- Modern fitted kitchen finished in a sleek dark colour palette
- Contemporary four-piece family bathroom with jacuzzi bath and his-and-hers sinks
- Extensive off-road parking for approximately 11 vehicles, with potential for more
- Double tandem workshop and garage set within a substantial plot (size to be confirmed)





M&B

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Salhouse, Norwich

## The Location

Placed in the desirable village of Salhouse (NR13), this charming home on Mill Road enjoys a tranquil setting within one of Norfolk's most picturesque and well-connected communities. Ideal for families, the village offers access to highly regarded local schools, while the nearby village hall fosters a real sense of community through regular events and gatherings.

Transport links are excellent, with local bus routes providing easy connections to surrounding towns and Salhouse Train Station just a short walk away, offering direct services into Norwich and beyond. Dining and socialising are a pleasure here, with favourites such as The Stag and The Lodge at Salhouse, recently refurbished, just a short stroll from your door, perfect for enjoying a relaxed meal or a drink with friends and family.

For those who love the outdoors, the location is a true delight. You can enjoy scenic walks to Salhouse Broad or explore nearby Wroxham Broad, taking in the stunning natural beauty of the Norfolk Broads National Park. With Norwich city centre only a 15-minute drive away, this peaceful yet well-connected village address offers the perfect balance of countryside charm and urban convenience, making it a wonderful place to call home.



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## Station Road, Salhouse

Situated on a highly desirable road within the popular village of Salhouse, this spacious and adaptable three-bedroom home occupies a substantial plot, with the overall plot size to be confirmed. The property offers a light and airy feel throughout and has previously been arranged as a five-bedroom home, highlighting the flexibility and generosity of the accommodation on offer.

This is a home that lends itself well to a variety of lifestyles and changing needs.

Entry is gained into the property via the principal entrance, leading into the ground-floor accommodation. One of the key advantages of the layout is the presence of a ground-floor bedroom and bathroom, making the home well suited to multi-generational living, visiting guests, or those seeking ground-level facilities.

This space could also work well as a home office or additional reception room if required.

The heart of the home is the impressive open-plan kitchen, dining and living area. This space is flooded with natural light and benefits from bi-fold doors opening directly into the garden, creating an excellent connection between indoor and outdoor living. The kitchen itself is modern and well appointed, finished in a contemporary dark colour palette and offering generous storage and worktop space.

A wood-burning stove provides a warm focal point within the living area, making this an inviting and sociable space for both everyday living and entertaining.



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Further enhancing the living accommodation is a separate lounge, offering a quieter retreat away from the main open-plan area, along with an additional dining room that provides excellent flexibility. This room could be used as a formal dining space, playroom, study or snug, depending on personal preference.

To the first floor are two further well-proportioned bedrooms, both enjoying a pleasant aspect over the surrounding plot and village setting. These bedrooms are served by a modern family bathroom, finished to a contemporary standard and featuring a four-piece suite.

The bathroom includes a jacuzzi bath, separate shower, WC and dual “his and hers” wash basins, offering both comfort and practicality for family use.

Externally, the property sits on an exceptionally generous plot, the full size of which is to be confirmed. There is extensive off-road parking available, with space for approximately eleven vehicles and potential for more if required. This makes the property particularly appealing for those with multiple vehicles or frequent visitors.

Also included is a double tandem workshop and garage, providing excellent storage and workspace, alongside an outdoor WC which adds further convenience when using the garden or workshop areas. The size and layout of the plot offer a wealth of outdoor space with scope for a variety of uses, subject to any necessary permissions.

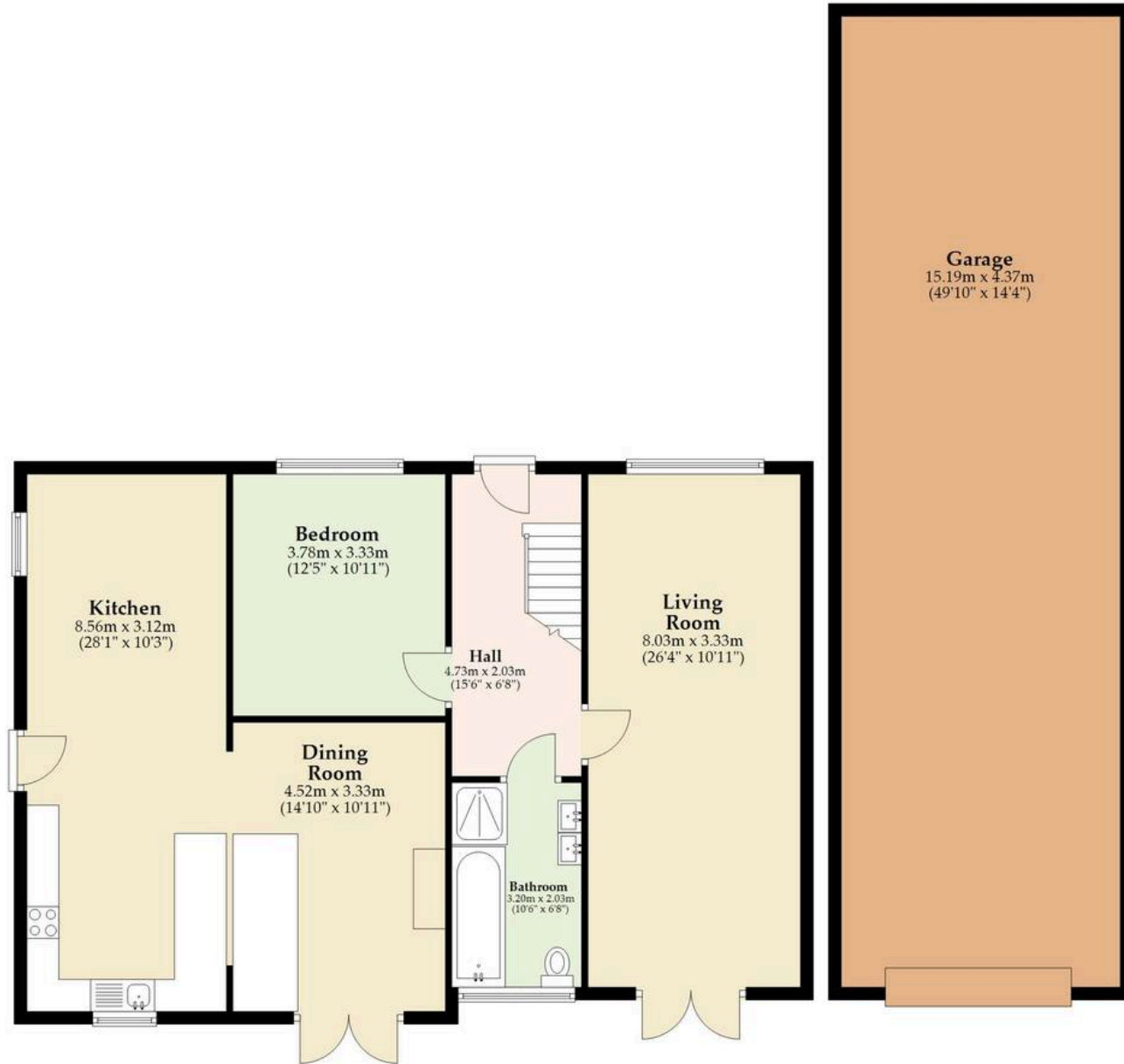
### Agents Note

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



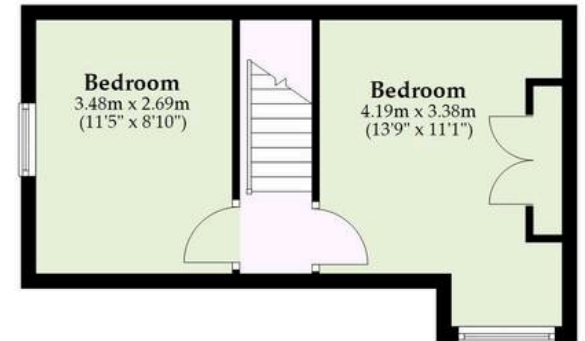
### Ground Floor

Approx. 159.1 sq. metres (1712.9 sq. feet)  
(excluding Bathroom)



### First Floor

Approx. 25.9 sq. metres (279.2 sq. feet)



Total area: approx. 185.1 sq. metres (1992.2 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.

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