



50 Fiddlewood Road, Norwich

Norwich



Minors & Brady

## 50 Fiddlewood Road

A smart, well-located Catton home offering space, convenience and everyday comfort. This well-presented mid-terrace property provides practical, well-balanced accommodation ideal for families, first-time buyers or those seeking a popular residential setting. The ground floor offers a bright rear-facing lounge with direct garden access, a neatly arranged front kitchen and the added benefit of a ground-floor wet room. Upstairs, three well-proportioned bedrooms are complemented by a family bathroom and separate WC, perfect for busy households. Outside, the low-maintenance rear garden provides private outdoor space, while off-road parking to the front adds daily convenience. With gas central heating and double glazing, this is a comfortable home in a consistently sought-after location.

- Popular and well-established Catton location
- Well-presented mid-terrace home
- Three bedrooms upstairs
- Bright rear-facing lounge with garden access
- Front-aspect fitted kitchen
- Ground-floor wet room for added flexibility
- First-floor family bathroom plus separate WC
- Private, low-maintenance rear garden
- Off-road parking to the front
- Gas central heating and uPVC double glazing





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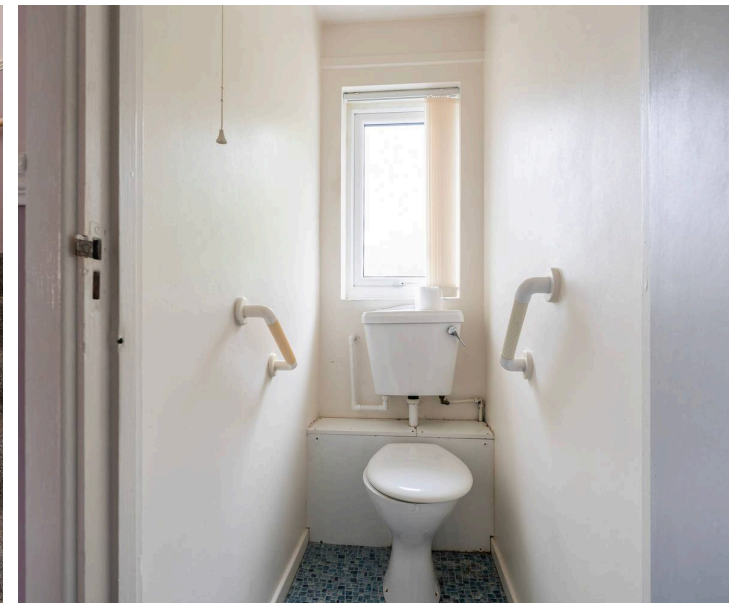
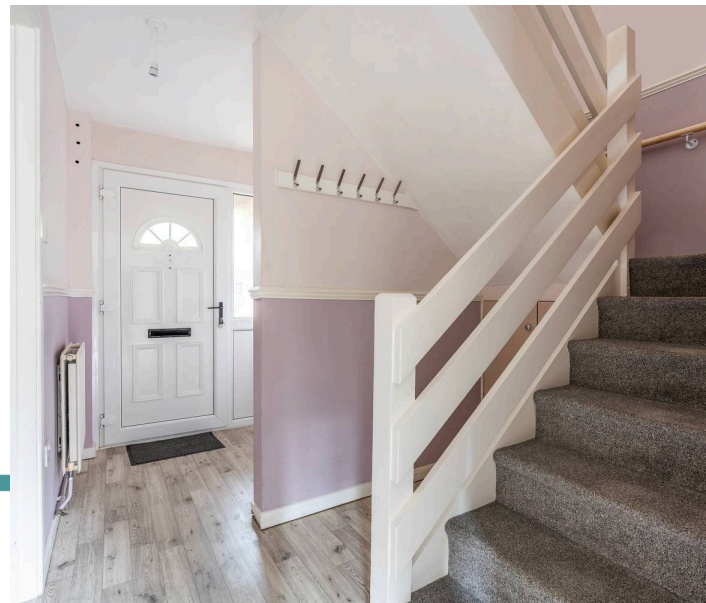
### The Location

Fiddlewood Road is set within the well-regarded suburb of Catton, offering an appealing balance of residential calm and everyday convenience. The area enjoys a settled, community-focused feel while remaining highly accessible, with Norwich city centre just a short drive away, ideal for those who want easy access to the city's shops, dining, cultural attractions and employment opportunities without compromising on a quieter home environment.

Catton is well connected, with regular bus services providing straightforward routes into Norwich and surrounding areas. For journeys further afield, nearby rail links offer direct connections to London and other major destinations, while Norwich International Airport is close by, making both business and leisure travel convenient.

Local amenities are a strong feature of the area, with a Co-op supermarket and other everyday services located nearby to support daily needs. The suburb is popular with families and long-term residents alike, thanks to its practical layout, access to schooling and established residential character.

A notable highlight of the location is Catton Park, which lies close by and offers expansive green space for outdoor recreation, dog walking and seasonal enjoyment. The park is a valued part of local life, hosting community activities such as the weekly Parkrun and providing a natural setting that enhances the appeal of the surrounding area.



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### Fiddlewood Road, Catton

Situated within the popular suburb of Catton, this well-presented mid-terrace home offers practical, well-balanced accommodation ideally suited to families, first-time buyers or those seeking a convenient residential setting.

The property is entered via a welcoming entrance hall, providing useful storage and access to the main living areas. The lounge is a comfortable and light-filled space, benefitting from a rear-facing aspect and a single door opening directly onto the garden, making it ideal for everyday living and relaxing.

The kitchen sits to the front of the property and is neatly arranged with a range of fitted units, work surfaces and space for appliances. Its layout is practical for daily use, with good natural light from the front window.

In addition to the main living areas, the ground floor also benefits from a useful wet room, adding convenience and flexibility for households with varying needs.

Upstairs, the first floor offers three bedrooms, all suitable for family members, guests or home working. These are served by a family bathroom and a separate WC, providing practicality for busy households.



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Externally, the property enjoys a private rear garden, designed for low maintenance and laid predominantly to gravel, with ample space for seating and outdoor storage. To the front, there is off-road parking, adding to the home's everyday convenience.

Further benefits include gas central heating and uPVC double glazing, enhancing comfort and efficiency throughout. Overall, this is a straightforward, well-located home offering comfortable accommodation and practical outdoor space in a consistently popular area.

### Agents Note

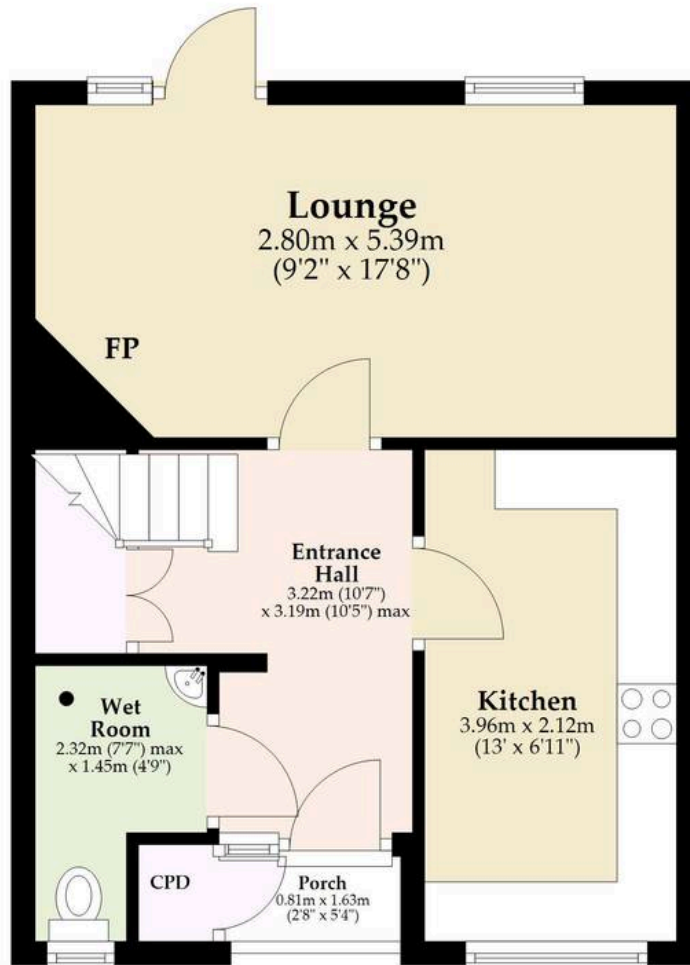
This property will be sold freehold and connected to mains water, electricity, gas and drainage.

Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.



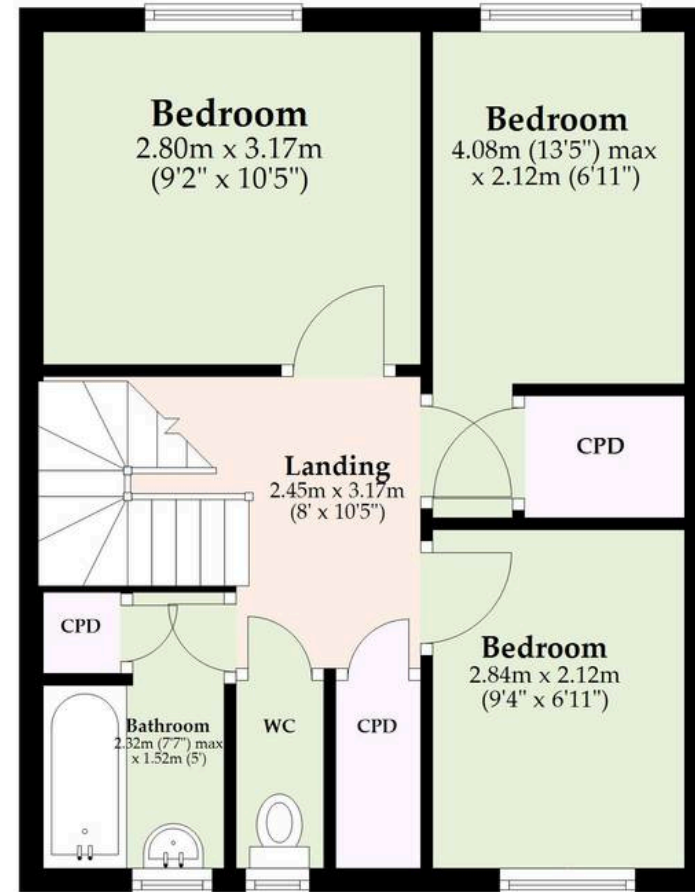
## Ground Floor

Approx. 35.8 sq. metres (385.7 sq. feet)  
(excluding Porch)



## First Floor

Approx. 37.6 sq. metres (404.9 sq. feet)



Total area: approx. 73.4 sq. metres (790.6 sq. feet)

Sqft excludes hall, landing and garage.

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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