



West View Back Lane, Catfield

Great Yarmouth



Minors & Brady

West View Back Lane

Catfield, Great Yarmouth

This spacious detached bungalow is set within a quiet close, offering a peaceful setting alongside generous and well-balanced accommodation throughout. Extending to over 1,200 sqft, the property provides a practical layout suited to a range of buyers, from families to those seeking single-storey living.

The home also benefits from a good sense of space both inside and out, with well-proportioned rooms and a layout that supports everyday comfort. With field views nearby and a local shop just a short walk away, the location combines a sense of openness with everyday convenience.



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- Guide price: £375,000 - £400,000
- Spacious detached bungalow set within a quiet close in a peaceful residential setting
- Generous overall accommodation extending to over 1,200 sqft
- Large lounge with front aspect, offering a comfortable and well-proportioned living space
- Kitchen/dining room providing a sociable layout for everyday living and entertaining
- Three well-sized bedrooms, including a substantial principal bedroom with ensuite
- Additional family bathroom serving the remaining bedrooms
- Conservatory and separate utility room adding further practicality and versatility
- Ample off-road parking via a large driveway leading to a spacious garage with power and lighting
- Pleasant field views and a local shop within a short walk, offering both convenience and a semi-rural feel

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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Location

Located along Back Lane in the village of Potter Heigham, West View enjoys a rural setting within the Norfolk Broads, an area known for its waterways and open countryside. The village offers a selection of local amenities including a shop, café, and access to boating facilities, while nearby Ludham and Stalham provide a wider range of everyday services, supermarkets, and schooling options.

The area is well placed for exploring the surrounding Broads National Park, with opportunities for walking, cycling, and water-based activities, while the sandy beaches of the east coast are within easy reach. Road links connect to Great Yarmouth and Norwich, providing access to larger retail centres, leisure facilities, and transport connections.

Back Lane

Stepping inside via the entrance porch, you are welcomed into a central hallway which connects the home. Positioned to the front, the lounge offers a comfortable and well-proportioned living space, filled with natural light and ideal for relaxing. Moving through, the kitchen/dining room provides a sociable hub of the home, fitted with a range of units and offering ample space for dining, making it well suited to both everyday use and entertaining.



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From here, the layout continues into the conservatory, which overlooks the rear garden and offers an additional reception space, while a separate utility room adds further practicality.

The accommodation continues with three bedrooms, all well-sized, including a generous principal bedroom which benefits from direct access to the rear garden and its own en suite shower room. The remaining bedrooms are served by a family bathroom, fitted with a bath and shower over, completing the internal layout.

Externally, the property offers a large driveway providing ample off-road parking and leading to a spacious garage with power and lighting. The front garden is laid to lawn, while the enclosed rear garden is also mainly lawned, complemented by a patio area and timber shed, creating a usable outdoor space with a pleasant outlook.



Ground Floor

Approx. 117.9 sq. metres (1269.1 sq. feet)



Total area: approx. 117.9 sq. metres (1269.1 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*.



Meet *Sarah*
Senior Property Consultant



Meet *Dan*
Branch Partner



Meet *Lauren*
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