



11 Warren Green, Salhouse

Norwich



Minors & Brady

# 11 Warren Green

Salhouse, Norwich

A beautifully presented chalet home that perfectly balances space, light and modern family living. Tucked away in a quiet cul-de-sac, it offers both privacy and a highly desirable setting. The interior is thoughtfully arranged, with a natural flow between reception spaces that creates a bright and welcoming atmosphere throughout. A standout garden room and contemporary kitchen form the heart of the home, ideal for both everyday living and entertaining. Outside, the sunny, private garden provides generous space for relaxation, play and outdoor dining. With versatile accommodation and a high-quality finish, this is a home that effortlessly adapts to modern lifestyles.

- Quiet cul-de-sac location in a rarely available setting
- Beautifully light interiors with excellent flow throughout
- Spacious entrance hall with useful understair storage
- Sitting room with open fireplace and French doors connecting to the kitchen
- Modern fitted kitchen with integrated appliances
- Impressive garden room with high ceiling and spotlighting
- Four well-proportioned bedrooms across two floors
- South-facing rear garden with elevated patio for outdoor dining
- Large lawned area ideal for families and pets
- Ample off-road parking and a double garage





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## The Location

Placed within the highly sought-after village of Salhouse, this home enjoys a setting that perfectly reflects everything people love about Norfolk Broads living. Known for its strong community feel and picturesque surroundings, Salhouse has long been considered one of the area's most desirable villages, offering a lifestyle that feels both relaxed and well-connected.

One of the aspects the current owners have particularly enjoyed is just how convenient yet peaceful the location feels. With Salhouse train station within easy reach, providing direct links into Norwich, alongside excellent road access via the Northern Distributor Road, the village allows for straightforward commuting while still feeling a world away from the pace of the city. Norwich itself is only a short drive, making it easy to enjoy everything from shopping and dining to schools and services.

Day-to-day life in the village is centred around a friendly and welcoming atmosphere. Families are especially well catered for, with access to well-regarded local schools and nurseries, which adds to the area's continued popularity. There is a real sense of belonging here, where neighbours know each other and the wider community plays an important role in village life.

Socially, Salhouse has much to offer, and the owners have particularly appreciated having two excellent pubs close by. The Stag provides a traditional and cosy setting, while The Lodge at Salhouse offers a more contemporary feel following its refurbishment, both serving as ideal spots for relaxed meals, drinks, or meeting with friends.

For those who enjoy spending time outdoors, the location is truly special. Salhouse Broad is just a short distance away and has been a favourite spot for the owners, whether for peaceful walks, time by the water, or simply enjoying the surrounding scenery. The wider Broads National Park offers endless opportunities to explore, making it perfect for those who value nature, fresh air and open space as part of their daily routine.



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This attractive detached chalet-style home occupies a rarely available position within a quiet cul-de-sac, offering a wonderful sense of privacy alongside deceptively spacious and beautifully presented accommodation. From the outset, the property impresses with its light-filled interiors and well-balanced layout, perfectly suited to modern family living.

The entrance opens into a particularly generous hallway, finished in a soft light green hue that creates a welcoming first impression. This space immediately sets the tone for the rest of the home, offering both practicality and style, with useful understair storage neatly incorporated.

The sitting room is a calm and inviting space, neutrally decorated and filled with natural light from two large windows, while an open fireplace provides a cosy focal point. French doors flow seamlessly through into the kitchen, creating an effortless connection between living spaces and enhancing the feeling of openness throughout the ground floor.

The kitchen/breakfast room has been fitted in a modern style, complete with integrated appliances and ample storage. A wide opening leads directly into the stunning garden room, where the sense of space and light is further enhanced by a high ceiling and contemporary spotlighting.



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This room comfortably accommodates a dining area, making it an ideal space for entertaining or everyday family life, while enjoying views over the garden.

Also located on the ground floor are two well-proportioned bedrooms, one of which offers flexibility as a study or additional reception room if desired, along with a stylish family shower room.

Upstairs, the property continues to impress with two generous double bedrooms, both benefiting from built-in wardrobes, alongside a well-appointed family bathroom.

Externally, the property is equally appealing. To the front, there is ample off-road parking for several vehicles, along with access to a double garage. To the rear, the garden has been thoughtfully arranged to maximise enjoyment of its sunny, south-facing aspect.

An elevated patio provides the perfect setting for outdoor dining and entertaining, with steps leading down to a large lawned area, ideal for children and pets to enjoy freely. Enclosed by mature hedging and timber fencing, the garden offers a high degree of privacy and a peaceful outdoor retreat.

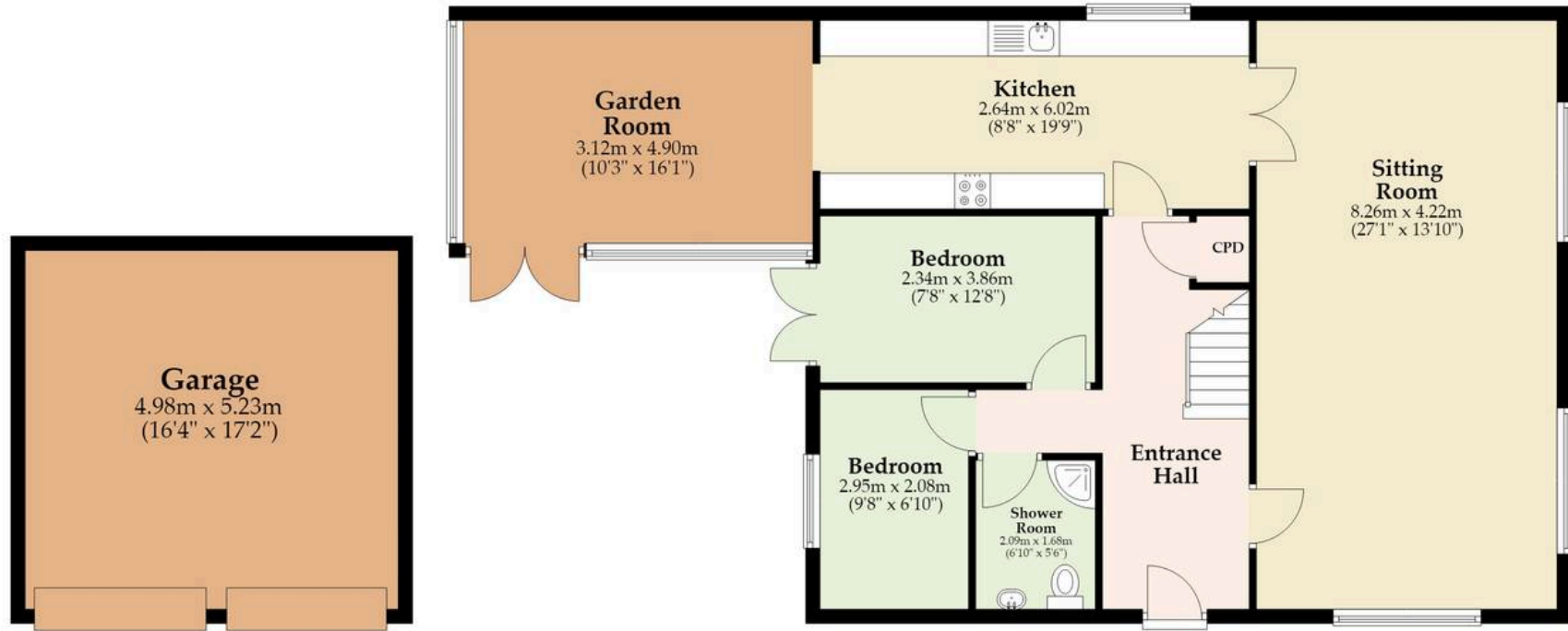
## Agents Note

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



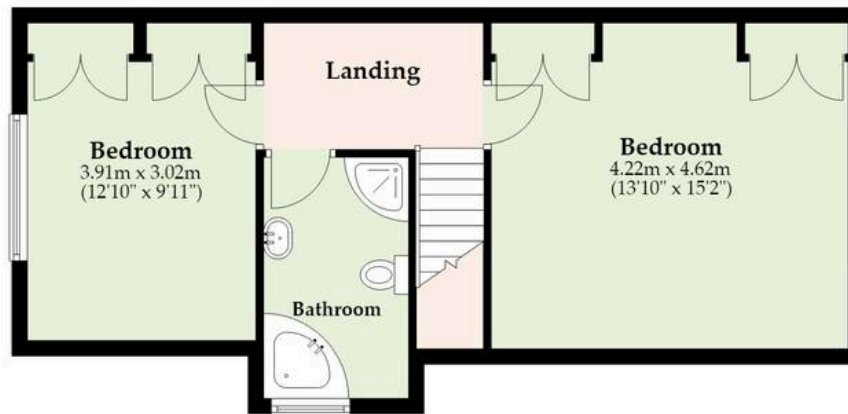
### Ground Floor

Approx. 126.7 sq. metres (1363.9 sq. feet)



### First Floor

Approx. 45.3 sq. metres (488.0 sq. feet)



Total area: approx. 172.0 sq. metres (1851.9 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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