



5 Lodge Farm Drive, Norwich

Norwich

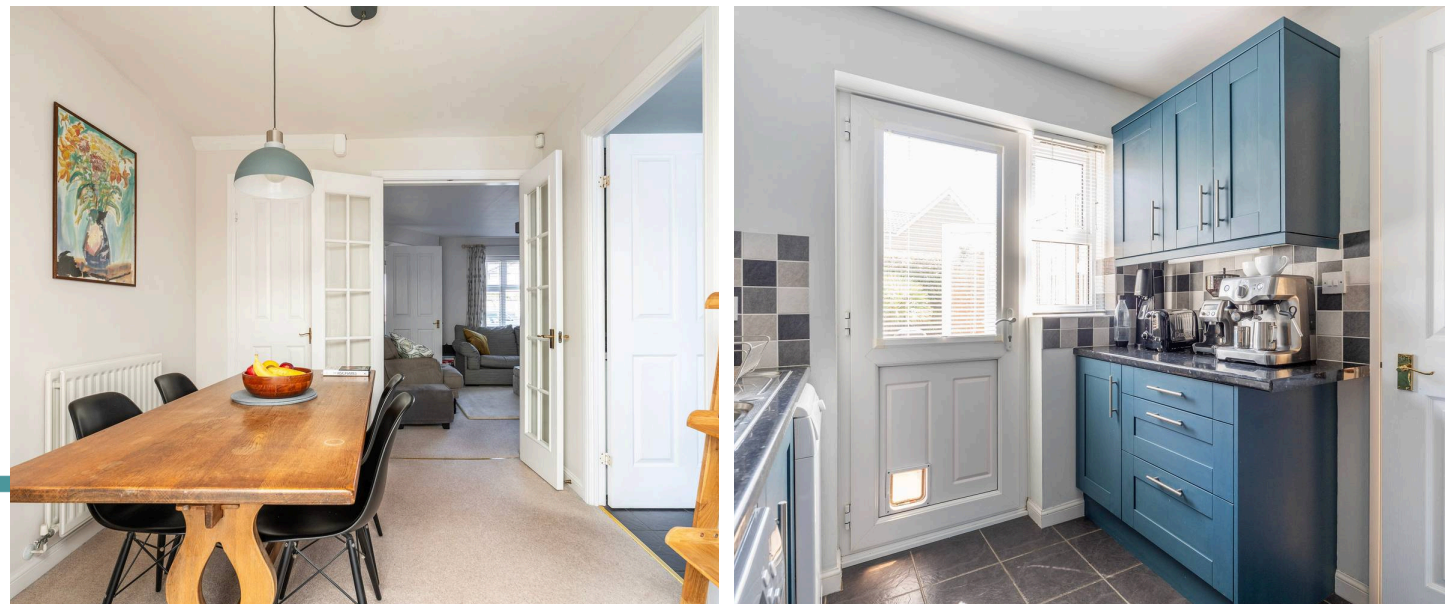


Minors & Brady

5 Lodge Farm Drive

A deceptively spacious family home featuring a beautiful circular lawn garden and generous living space throughout. The property offers three well-proportioned bedrooms, including a principal bedroom with en-suite, alongside a spacious lounge, separate dining room and bright conservatory. A stylish blue-toned kitchen adds character, while the neutral décor elsewhere provides a blank canvas for personalisation. Outside, the attractive rear garden is centred around a circular lawn bordered by established shrubs, creating a private and inviting setting. A substantial patio offers excellent space for outdoor dining and entertaining. Complete with a garage, driveway and convenient access to local amenities and schools, this is an ideal home for modern family living.

- Deceptively spacious three-bedroom family home with well-balanced accommodation throughout.
- Generous lounge, separate dining room and bright conservatory providing versatile living space.
- Stylish kitchen featuring a striking blue-toned colour scheme and excellent storage.
- Principal bedroom benefiting from a private en-suite shower room.
- Two further well-proportioned bedrooms, all with built-in wardrobes.
- Modern family bathroom complemented by a convenient ground-floor cloakroom.
- Beautiful rear garden centred around an attractive circular lawn.
- Established shrubs and planting creating a private and colourful outdoor setting.
- Large patio area ideal for outdoor dining, entertaining and summer gatherings.
- Integral garage, private driveway and convenient access to local amenities and schools.



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The Location

Situated within the highly sought-after suburb of **Old Catton**, the property enjoys a peaceful residential setting while remaining within easy reach of Norwich city centre. The area is renowned for its established surroundings, strong sense of community and excellent range of local amenities, including shops, cafés, healthcare facilities and nearby supermarkets.

Families benefit from a choice of well-regarded schooling options in Old Catton, Sprowston and the surrounding areas, while nearby parks and green spaces provide excellent opportunities for recreation and outdoor activities. The area is also well placed for access to countryside walks and open spaces, making it ideal for those who enjoy an active lifestyle.

Old Catton benefits from excellent transport links, with regular bus services into Norwich, convenient access to the Northern Distributor Road and easy connections to Norwich Railway Station and Norwich International Airport. The historic city centre is just a short journey away, offering an extensive range of shopping, dining, entertainment and cultural attractions. Combining suburban tranquillity with excellent convenience, Old Catton remains one of Norwich's most desirable places to call home.



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Lodge Farm Drive, Old Catton

Occupying a desirable position within a well-established residential area, this spacious three-bedroom home offers generous and versatile accommodation ideally suited to modern family living. Thoughtfully arranged over two floors, the property combines well-proportioned living spaces with excellent outdoor areas, creating a home that is both practical and comfortable.

The ground floor has been designed with family life in mind, offering a selection of reception spaces that provide flexibility for both everyday living and entertaining. The generous lounge creates a welcoming environment in which to relax, while the separate dining room offers an excellent setting for family meals and social occasions.

Beyond, the conservatory acts as a natural extension of the living accommodation, providing a pleasant space from which to enjoy views of the garden throughout the year.

The kitchen serves as the heart of the home and introduces a stylish burst of personality through its striking blue-toned colour scheme. Both practical and attractive, it provides excellent storage and workspace while creating a contemporary focal point within the property.



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In contrast, much of the remaining accommodation has been presented in neutral tones, allowing buyers to move straight in while offering a blank canvas to personalise and style according to their own tastes over time.

A convenient ground-floor cloakroom further enhances the practicality of the layout.

To the first floor, three generously sized bedrooms provide comfortable accommodation for families, guests or those requiring home-working space. Each bedroom benefits from built-in storage, while the principal bedroom enjoys the added luxury of a private en-suite shower room. The remaining bedrooms are served by a modern family bathroom, ensuring the home comfortably caters to the needs of a busy household.

Outside, the property continues to impress with a particularly attractive rear garden. A circular lawn forms a charming focal feature, beautifully framed by established shrubs and planting that add colour, texture and privacy throughout the seasons.

The garden has been thoughtfully arranged to create a welcoming outdoor setting, ideal for both relaxation and entertaining. A substantial patio provides the perfect spot for al fresco dining, summer gatherings or simply enjoying the peaceful surroundings.

Further complementing the property is an integral garage and private driveway, providing valuable parking and storage solutions.

Agents Note

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



Ground Floor

Approx. 679.6 sq. feet



First Floor

Approx. 500.1 sq. feet



Total area: approx. 1179.6 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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Meet *Karol*
Property Lister



Meet *Claire*
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Minors & Brady
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