



73, Lodge Drive Farm, Norwich

Norwich



Minors & Brady

# 73, Lodge Drive Farm

Norwich

A home that immediately feels easy to live in, this detached North Norwich residence offers a calm, family-focused setting with bright interiors, flexible spaces and a garden designed for unwinding at the end of the day. Tucked away in a peaceful cul-de-sac, it brings together the practical comforts of modern living, including a newly fitted kitchen, adaptable reception rooms and a private principal suite, with the kind of layout that naturally supports work, play and time spent together. Outside, the non-overlooked garden and generous patio create a relaxed backdrop for everyday life, making this a property that feels ready for its next chapter.



M&B



M&B

# 73, Lodge Drive Farm

Norwich

- Detached residence proudly positioned down a quiet cul-de-sac in the desirable area of North Norwich
- Beautiful family home offering over 1,000sqft of contemporary accommodation, ready for you to adapt to your own preferences and style
- Strong kerb appeal with a maintained frontage, a brick-weave driveway providing off-road parking and a single garage for storage use
- Brand-new boiler with warranty
- Double aspect living room that is filled with an abundance of natural light, inviting relaxation and entertaining
- Flexible reception room suitable for home-working, as a dining room, a playroom for young children or an additional bedroom if required
- Newly fitted kitchen is equipped with stylish cabinetry, quality worksurfaces, a freestanding oven and areas for your own appliances
- Three bedrooms offering the utmost comfort and privacy, one of which is a principal bedroom complemented by an en-suite shower room
- Non-overlooked garden featuring a large patio for outdoor seating, a laid to lawn, mature trees and a timber storage shed
- Easy access to a wide range of amenities within the city, including shops, schools for all ages, transport links and much more!



M&B

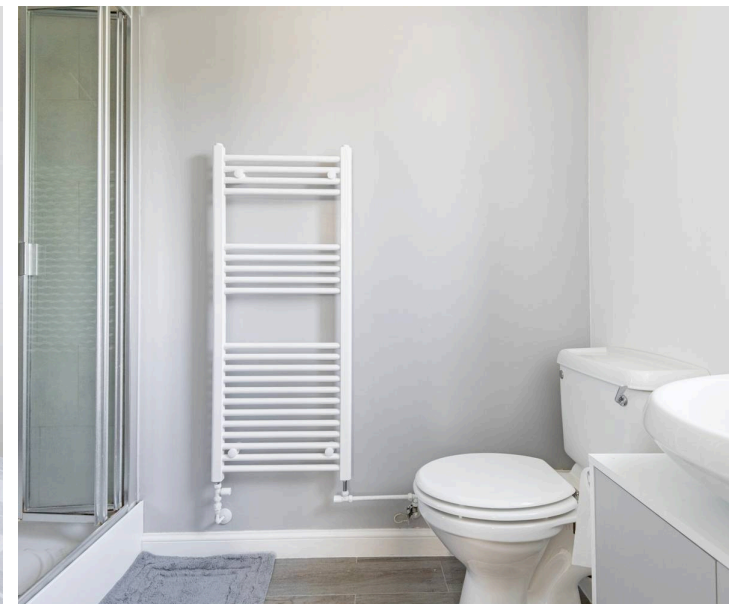
# 73, Lodge Drive Farm

Norwich

Norwich

Lodge Farm Drive sits in a quiet, well-established part of North Norwich, offering a relaxed suburban setting with mature greenery and easy access to everyday essentials. The area is close to Sprowston's local amenities, including cafés, takeaways, parks and independent shops, while larger supermarkets such as Tesco Extra at Blue Boar Lane and Sainsbury's on Pound Lane are only a short trip away. Families have several nearby schooling options, including Sparhawk Infant School, White Woman Lane School and Sprowston Community Academy.

Transport links are straightforward: regular bus routes run into the city, Norwich Airport is roughly ten minutes away, and Norwich Train Station provides direct connections to London and coastal destinations. The UEA campus is on the opposite side of Norwich but still reachable without difficulty. With the city centre around 10–15 minutes by car, residents enjoy quick access to cultural venues, riverside walks, independent restaurants and the wider lifestyle Norwich offers, while living in a calm, residential environment.



M&B

# 73, Lodge Drive Farm

Norwich

A detached residence set towards the end of a calm cul-de-sac in North Norwich, this home offers a lifestyle that feels settled, practical and ready to grow with you. Its maintained frontage, brick-weave driveway and single garage create an immediate sense of order and ease, giving the property strong kerb appeal from the moment you arrive.

Inside, the entrance hall introduces a layout designed for everyday living, complete with a convenient WC and the reassurance of a brand-new boiler under warranty.

The double-aspect living room is a bright, uplifting space, naturally illuminated throughout the day and well suited to both quiet evenings and relaxed hosting. A second flexible reception room adds valuable versatility, ideal for home-working, a dining room, a playroom or even an additional bedroom if needed, with French doors opening directly onto the garden to create a seamless indoor-outdoor feel.

The newly fitted kitchen brings a contemporary edge, featuring stylish cabinetry, quality work surfaces, a freestanding oven and space for your own appliances, giving you a strong foundation to personalise over time.



M&B

# 73, Lodge Drive Farm

Norwich

Upstairs, three bedrooms offer comfort and privacy for every member of the household. The principal bedroom benefits from its own en-suite shower room, while the family bathroom provides a modern three-piece suite with a bathtub, hand basin and WC.

The rear garden is a highlight: non-overlooked, peaceful and thoughtfully arranged. A generous patio sets the scene for outdoor dining and warm-weather gatherings, while the lawn, mature trees and timber shed create a practical and enjoyable space for both relaxation and play.

Altogether, this is a home that feels immediately welcoming yet leaves room for you to shape it to your own tastes, a well-located, well-balanced property offering long-term appeal for those seeking comfort, flexibility and a strong sense of place.

## Agents Notes

Freehold

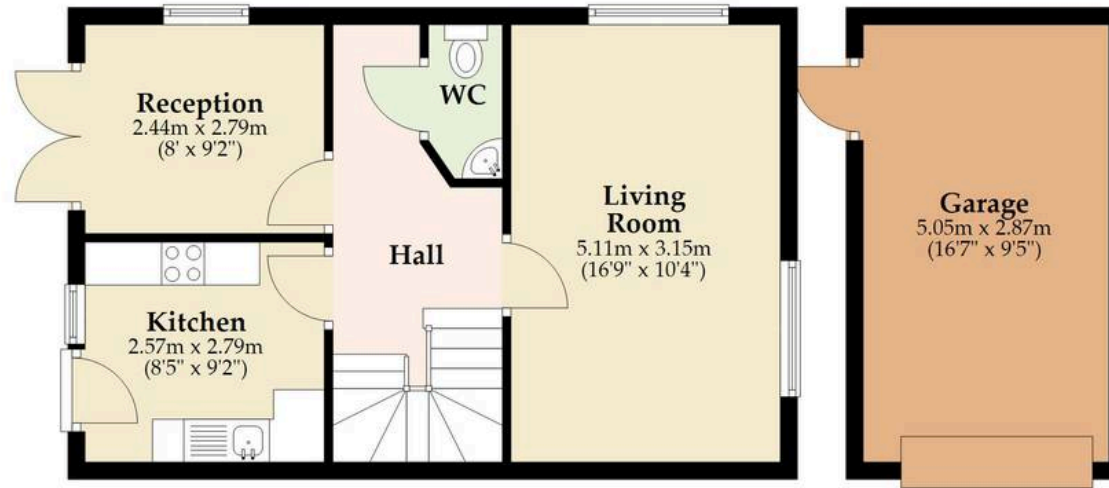
Connected to mains water, electricity, gas and drainage.

Gas central heating system.



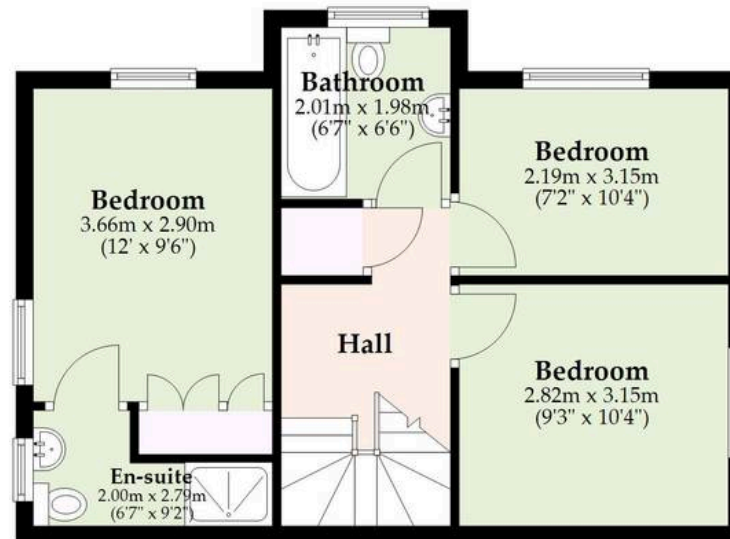
## Ground Floor

Approx. 56.0 sq. metres (602.4 sq. feet)



## First Floor

Approx. 43.2 sq. metres (465.4 sq. feet)



Total area: approx. 99.2 sq. metres (1067.8 sq. feet)

**M&B**

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 *Liam*  
Branch Manager



Meet *Nagilla*  
Aftersales Team Leader



Meet *Tristan*  
Senior Property Lister

Minors & Brady  
*Your home, our market*

 [norwich@minorsandbrady.co.uk](mailto:norwich@minorsandbrady.co.uk)

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



## How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



**Matt Waters**  
Director and  
Principal



**Victoria Payne**  
Mortgage and  
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378  
E: [enquiries@norfolk-mortgages.co.uk](mailto:enquiries@norfolk-mortgages.co.uk)