



49 Lodge Farm Drive, Norwich

Guide Price £290,000

Minors & Brady



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Norwich

Guide Price £290,000-£300,000. Occupying an enviable position at the end of a quiet cul-de-sac in the highly sought-after suburb of Old Catton, this beautifully renovated detached family home offers stylish, spacious and versatile accommodation throughout. Thoughtfully improved by the current owners, the property combines contemporary living with practical family functionality, featuring a stunning modern kitchen, dual-aspect lounge, separate dining room/home office, ground floor cloakroom, and three well-proportioned bedrooms including a dual-aspect principal suite with en-suite shower room. Outside, a private driveway, single garage and exceptional enclosed walled garden further enhance its appeal. Ideally located opposite a local park and within easy reach of excellent schools, shopping facilities and public transport links, this is a superb move-in-ready home perfectly suited to modern family life.

- Guide Price £290,000-£300,000
- Extensively renovated and beautifully presented detached family home
- Quiet cul-de-sac position opposite a local park
- Spacious dual-aspect lounge with double glazing
- Separate dining room with potential for a home office
- Dual-aspect principal bedroom with modern en-suite shower room
- Private driveway with parking and single garage
- Attractive enclosed walled rear garden offering excellent privacy and outdoor entertaining space
- Ground floor cloakroom/WC



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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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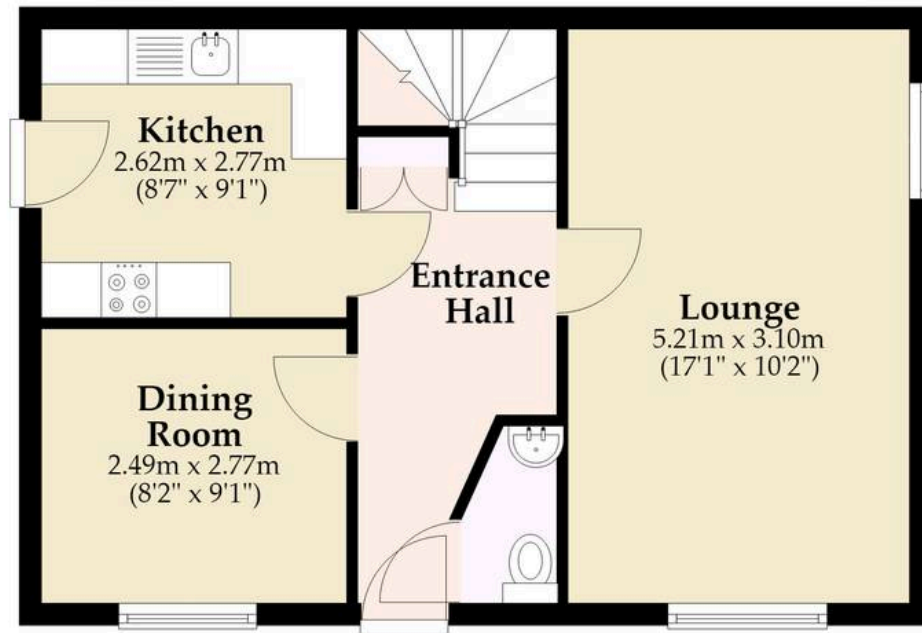
Location

Old Catton is a highly regarded residential suburb located just north of Norwich city centre, offering the perfect balance between suburban tranquillity and city convenience. The area is particularly popular with families thanks to its excellent schooling options, abundance of green spaces and strong sense of community. Old Catton benefits from a range of local amenities including shops, supermarkets, healthcare facilities, cafés and recreational areas, while nearby Norwich provides an extensive selection of retail, leisure and cultural attractions. The area is well served by regular public transport links and offers excellent road connections to Norwich city centre, Norwich International Airport and the wider Norfolk road network. Old Catton also enjoys access to attractive open



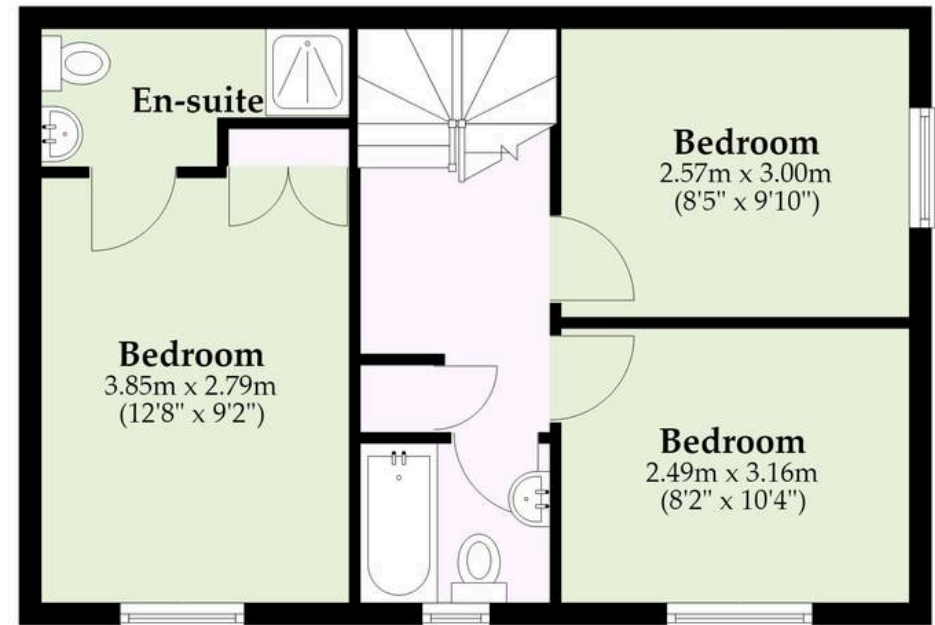
Ground Floor

Approx. 41.0 sq. metres (441.0 sq. feet)



First Floor

Approx. 40.7 sq. metres (437.9 sq. feet)



Total area: approx. 81.7 sq. metres (879.0 sq. feet)

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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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