



56 Barton Road, Badersfield

Minors & Brady



Generous space, practical features and excellent outdoor additions make this a home with plenty to offer. This well-presented semi-detached property provides versatile accommodation, including three double bedrooms and spacious living areas suited to a variety of buyers. The bright lounge offers a comfortable setting for everyday living, while the kitchen/dining room creates a sociable space for family meals and entertaining. Outside, the south-facing rear garden is complemented by a substantial outbuilding with a bar area and useful storage. Further benefits include a covered utility/store area, two sheds and two allocated parking spaces. Offering a great balance of indoor and outdoor space, this property is an appealing choice for those seeking practical and flexible living.

- Well-presented semi-detached home offering spacious and versatile accommodation across two floors
- Three genuine double bedrooms provide flexible space for families, guests or home working
- Bright and comfortable lounge ideal for everyday living, relaxation and entertaining
- Kitchen/dining room with integrated appliances and ample space for family dining
- Ground floor cloakroom/WC and covered utility/store area add everyday practicality
- Family bathroom serving all three bedrooms from the first-floor landing
- South-facing rear garden providing an excellent space for outdoor enjoyment and entertaining
- Substantial outbuilding featuring a dedicated bar area alongside valuable storage space
- Two additional sheds offer further storage for tools, equipment, hobbies or leisure items
- Two allocated parking spaces and convenient access to Norwich, Aylsham and the Norfolk Broads



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56 Barton Road

Badersfield, Norwich

The Location

Barton Road is situated within the popular village of Badersfield, a well-connected North Norfolk community that offers a peaceful residential environment while remaining conveniently placed for day-to-day amenities and transport links. The village has a welcoming community feel and benefits from local facilities, whilst the nearby villages and towns of Coltishall, North Walsham and Aylsham provide a wider range of shops, supermarkets, schools, healthcare services and leisure amenities.

The location is particularly appealing for those seeking a balance between countryside living and accessibility. Norwich city centre is approximately 25 minutes away by car, offering an extensive selection of retail outlets, restaurants, entertainment venues and mainline rail services, including connections to London. The nearby market town of Aylsham further enhances the area's appeal with its regular markets, independent shops, cafés and historic character.

Surrounded by attractive Norfolk countryside, the area provides excellent opportunities for walking, cycling and outdoor recreation, while the world-renowned Norfolk Broads are within easy reach for boating, wildlife watching and waterside pursuits. The stunning North Norfolk coastline is also readily accessible, offering a variety of beaches, coastal walks and picturesque seaside destinations.

For families, professionals and those looking to enjoy a quieter pace of life without feeling isolated, Badersfield offers an excellent combination of village charm, practical amenities and convenient access to key routes across Norfolk.





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Badersfield, Norwich

Barton Road, Badersfield

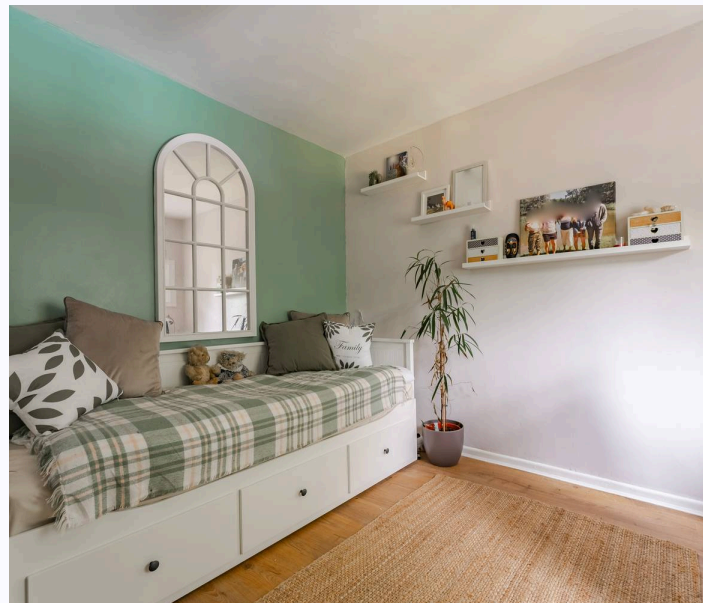
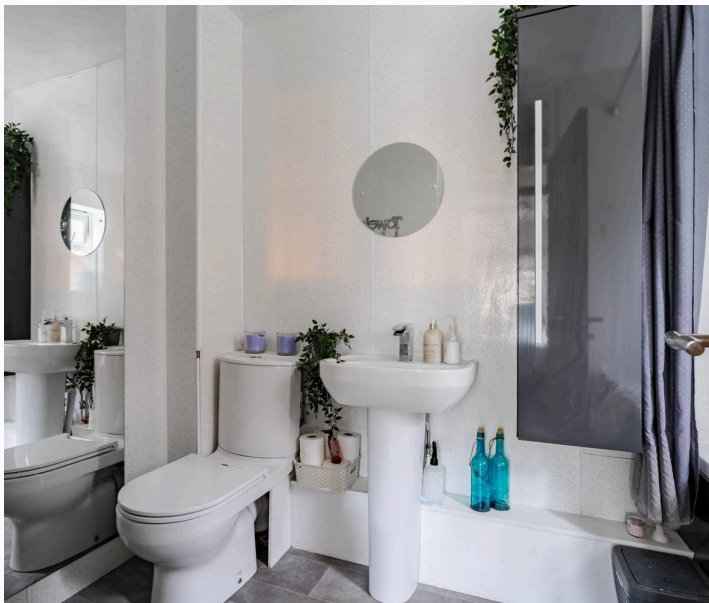
This well-presented semi-detached home offers spacious and versatile accommodation across two floors, making it an ideal choice for families, professionals or those simply seeking generous living space combined with excellent outdoor amenities. Benefiting from two allocated parking spaces and a south-facing rear garden, the property provides a fantastic balance of practical modern living and enjoyable outdoor space.

The ground floor is entered via a welcoming entrance hall, with a convenient cloakroom/WC positioned off the hallway. The main lounge is a bright and comfortable reception room, offering ample space for both relaxation and entertaining. To the rear of the property, the kitchen/dining room serves as the heart of the home, providing an excellent space for everyday family life and social gatherings.

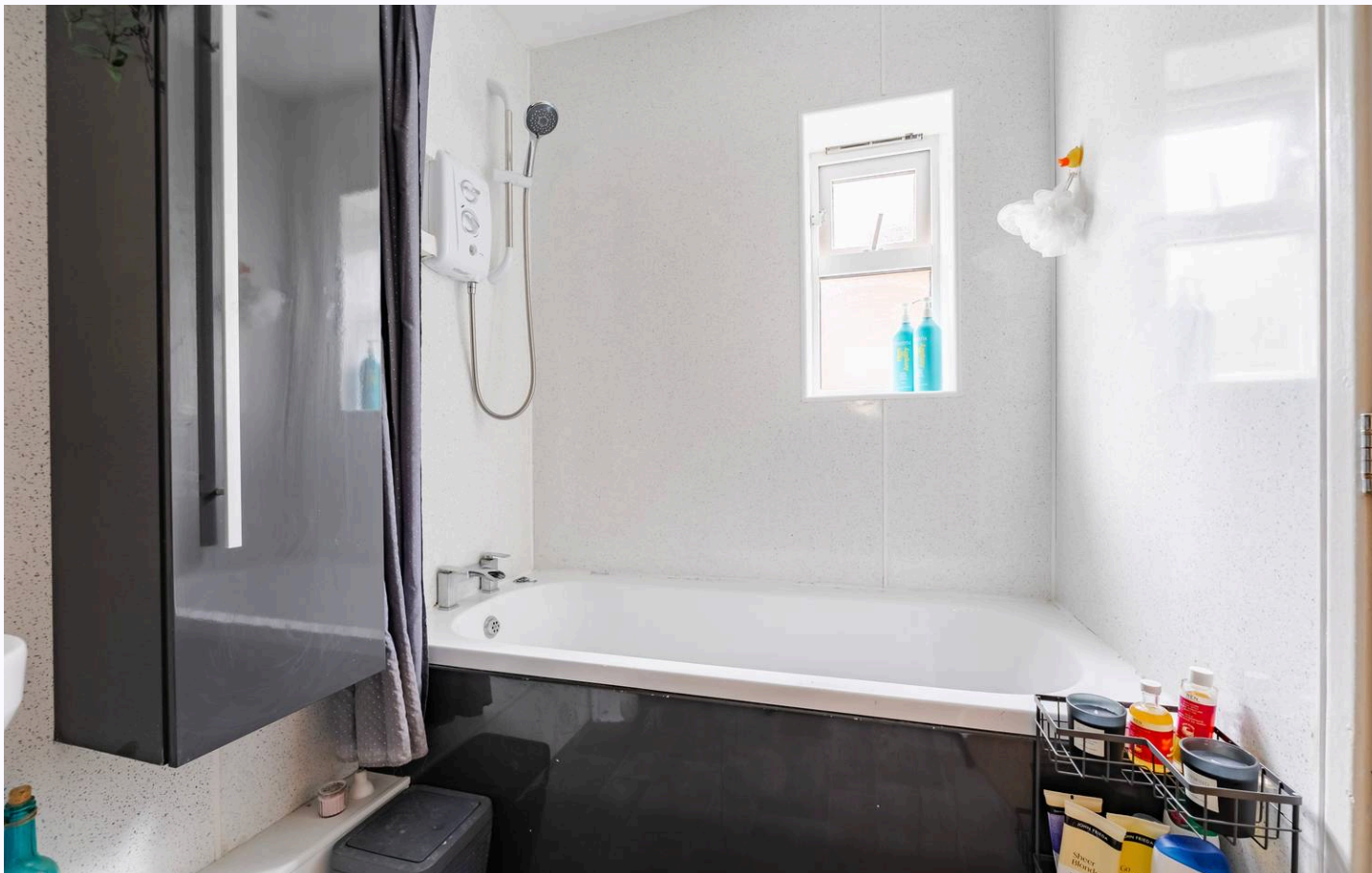
The kitchen is equipped with integrated appliances including a washing machine, double oven and fridge freezer, while the dining area offers plenty of room for a family dining table.

A useful covered store area/utility space adds further practicality and valuable additional storage.

To the first floor, the landing provides access to three well-proportioned double bedrooms, ensuring plenty of space for growing families, visiting guests or those needing a home office. The bedrooms are served by a family bathroom, completing the well-balanced accommodation.



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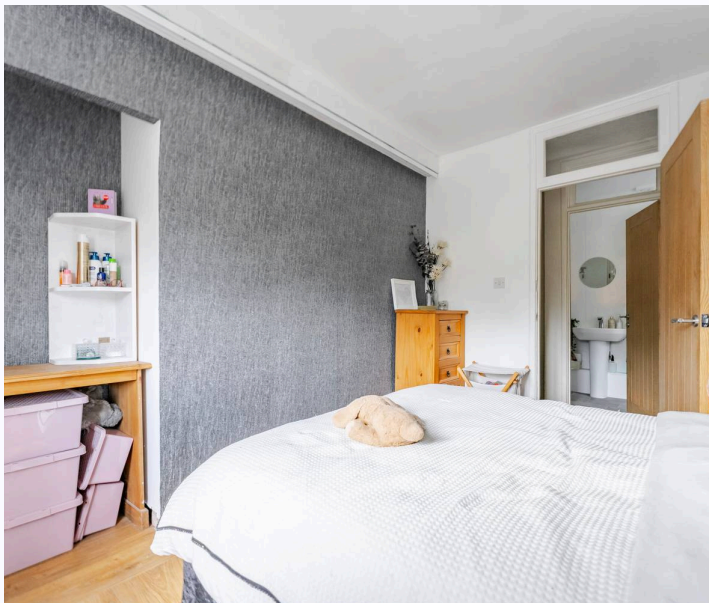
Badersfield, Norwich

Outside, the south-facing rear garden provides an excellent space to enjoy sunshine throughout the day and is perfectly suited for outdoor dining, entertaining and relaxation. A standout feature of the property is the substantial outbuilding, which incorporates a dedicated bar area alongside additional storage. Two sheds further enhance the property's practicality, offering excellent space for garden equipment, hobbies or general storage.

Agent's Note

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

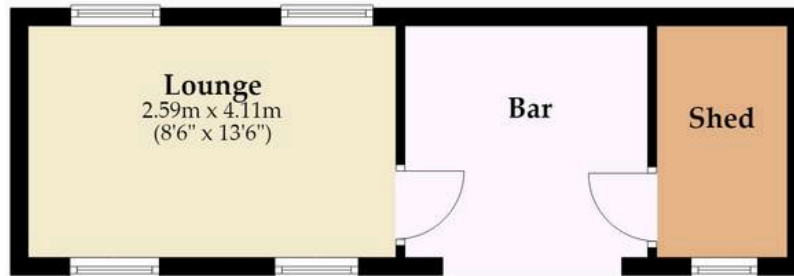
Maintenance charge: £75 paid annually.



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Outbuilding

Approx. 22.0 sq. metres (236.7 sq. feet)



Ground Floor

Approx. 50.8 sq. metres (546.6 sq. feet)



First Floor

Approx. 41.8 sq. metres (449.6 sq. feet)



Total area: approx. 114.5 sq. metres (1233.0 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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Minors & Brady
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