



8 Neaves Close, Catfield

Minors & Brady



8 Neaves Close

Catfield, Great Yarmouth

Enjoying a wonderful village setting within easy walking distance of the local shop, pub and park, this beautifully presented three-bedroom home offers stylish modern living in a highly convenient location. Built less than five years ago and still benefiting from the remainder of its NHBC guarantee, the property is impeccably maintained throughout and ready to move straight into. Featuring a spacious lounge, a well-appointed kitchen/breakfast room, three generous bedrooms, an en-suite to the principal bedroom and a private enclosed garden with an extended patio perfect for entertaining, this is a home ideally suited to first-time buyers, growing families and those seeking contemporary living in the heart of a friendly Norfolk village.

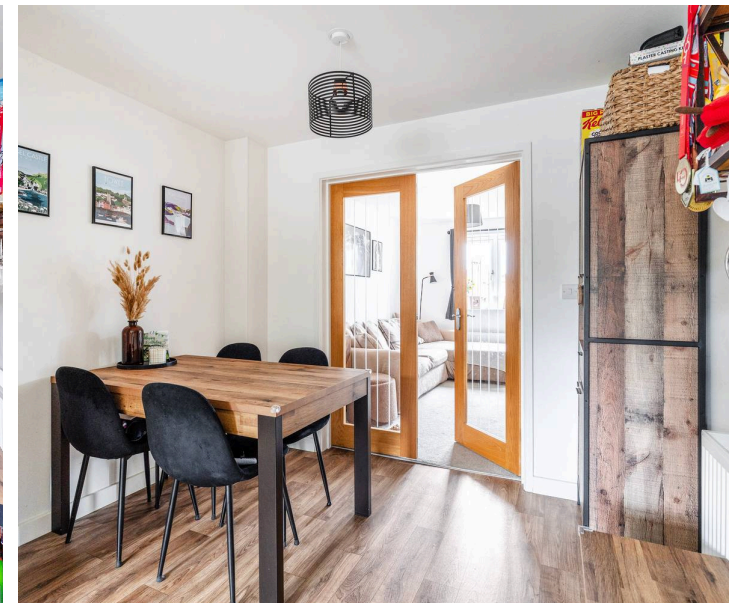
Agents Note

This property will be sold freehold.

Air source heat pump.

Connected to mains water, electricity, gas and drainage.

Please note: The property grants access rights to relevant water service providers should maintenance or repair work be required.



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Catfield, Great Yarmouth

Neaves Close is situated within the popular Norfolk village of Catfield, offering a convenient residential setting with easy access to a range of local amenities. The village is highly regarded for its strong community atmosphere, attractive countryside surroundings, and desirable position close to the Norfolk Broads.

Residents benefit from a selection of local amenities, including a village shop, public house, primary school, and community facilities, whilst a wider range of shops, supermarkets, cafés, restaurants, healthcare facilities, and leisure amenities can be found in the nearby towns of Stalham, North Walsham, and Great Yarmouth.

The area offers excellent opportunities for outdoor recreation, with countryside walks, quiet rural lanes, and open green spaces readily accessible. The nearby Norfolk Broads National Park provides opportunities for boating, fishing, walking, cycling, and enjoying the area's renowned waterways and natural beauty.

Catfield is conveniently positioned for access to the Norfolk coastline, with popular destinations such as Sea Palling, Waxham, and Winterton-on-Sea within easy reach. The village also benefits from convenient road links to Norwich, Great Yarmouth, and the wider Norfolk region.



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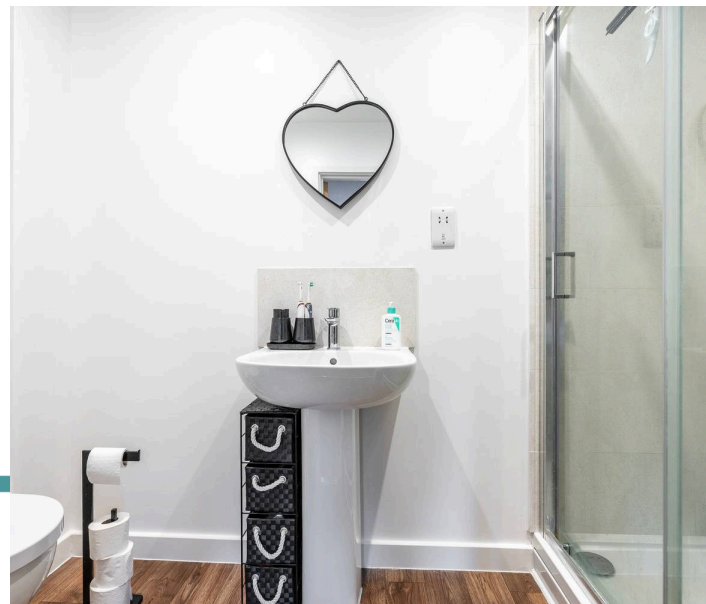
Occupying a desirable position within the popular Broadland village of Catfield, this beautifully presented three-bedroom end-terrace home offers stylish, modern accommodation ideally suited to first-time buyers, young families and those seeking a low-maintenance property in a well-connected village setting.

Built less than five years ago and still benefiting from the remainder of its NHBC guarantee, the property has been exceptionally well maintained and is presented in immaculate, move-in-ready condition throughout.

The accommodation begins with a welcoming entrance hall, creating an excellent first impression upon arrival. Thoughtfully designed, the hallway provides practical storage beneath the stairs while offering access to the principal ground-floor accommodation. A useful cloakroom is positioned off the hall and is fitted with a contemporary suite, providing added convenience for both residents and visiting guests.

To the front of the property, the kitchen/breakfast room is a bright and inviting space, fitted with a comprehensive range of modern wall and base units complemented by integrated appliances. There is ample room for a dining table, making it an ideal setting for casual family meals, entertaining friends or enjoying a morning coffee. The carefully planned layout maximises both storage and workspace, whilst the front-facing aspect allows natural light to flood the room throughout the day. Double doors connect seamlessly to the living room, enhancing the flow of the accommodation and creating a sociable feel perfectly suited to modern family living.

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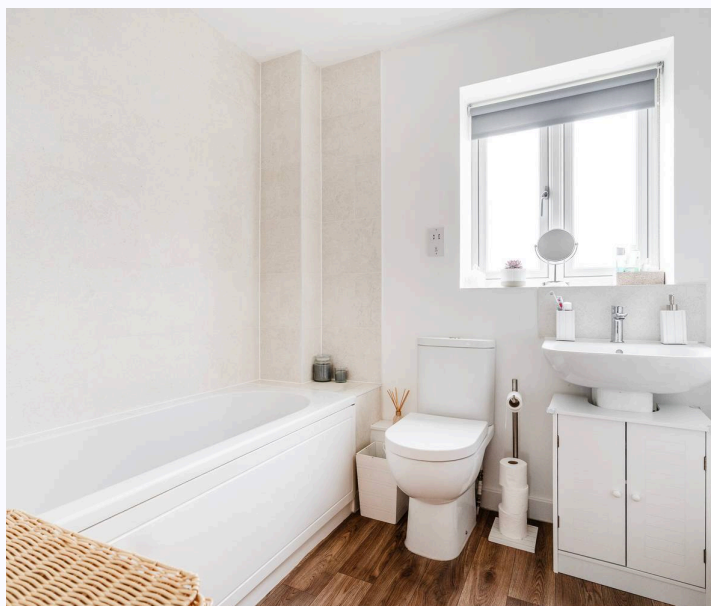
Catfield, Great Yarmouth

Positioned to the rear of the property, the living room forms the heart of the home. Generously proportioned and flooded with natural light from the rear window and French doors, this comfortable living space offers plenty of room for relaxation and everyday family life. The French doors provide an attractive connection to the garden beyond, extending the living space outdoors during the warmer months and creating an ideal environment for entertaining or simply enjoying the surroundings.

The first-floor is accessed via a staircase from the entrance hall and leads to a well-appointed landing with access to all bedrooms and the family bathroom. An airing cupboard and loft access add further practicality.

The principal bedroom is situated at the front of the property and offers a comfortable and peaceful space in which to unwind. Well-proportioned and attractively presented, it is complemented by the added luxury of a private en-suite shower room. Contemporary in design, the en-suite features a generous shower enclosure, wash hand basin and WC, providing excellent convenience for modern day living.

Bedroom two is another spacious double room overlooking the rear garden and would equally serve as an excellent guest bedroom or children's room. Bedroom three offers versatility and could be utilised as a nursery, home office or dressing room, depending on individual requirements.



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Serving the remaining bedrooms is the family bathroom, fitted with a modern suite comprising a bath with shower attachment, wash hand basin and WC. Finished to a high standard and presented in keeping with the rest of the property, it provides both practicality and comfort for everyday use.

Outside, the property continues to impress. To the front, a neatly maintained lawned garden creates an attractive approach, with a pathway leading to the entrance door and gated side access to the rear.

The enclosed rear garden has been designed with ease of maintenance in mind and is predominantly laid to lawn, making it ideal for children to play or for those with pets. A standout feature is the substantial extended patio area, providing an excellent space for outdoor dining, summer barbecues and entertaining family and friends. The enclosed nature of the garden offers a good degree of privacy and creates a safe and enjoyable outdoor environment.

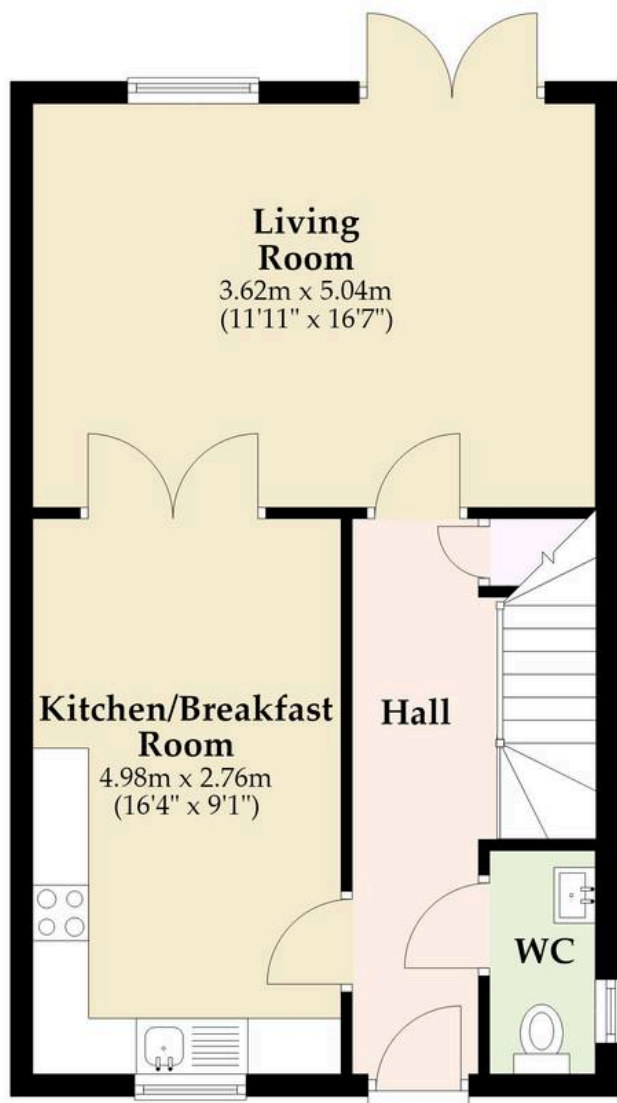
Beyond the garden, the property benefits from two off-road parking spaces.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

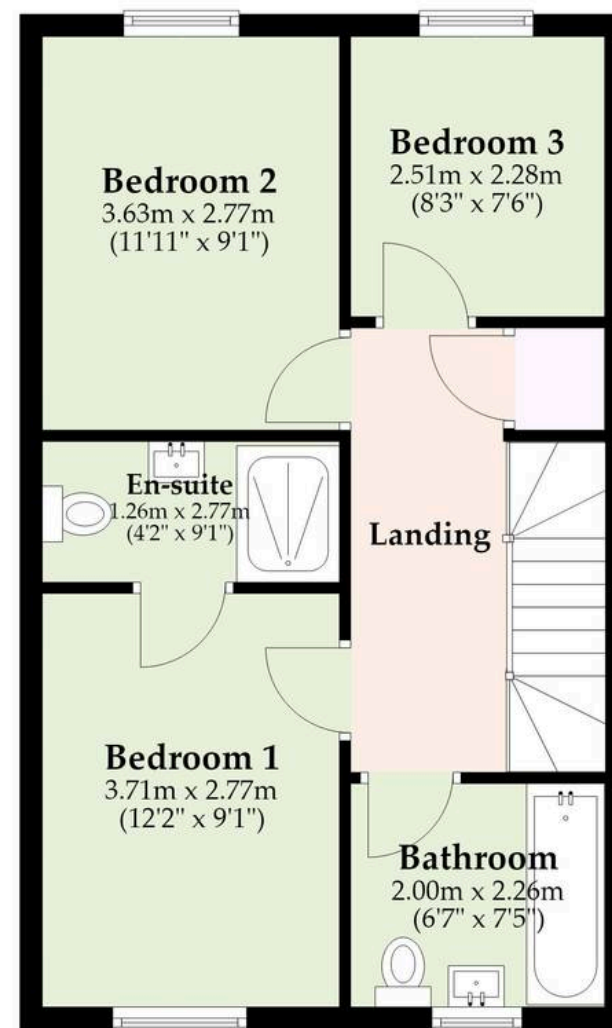
Ground Floor

Approx. 43.9 sq. metres (472.3 sq. feet)



First Floor

Approx. 45.0 sq. metres (484.4 sq. feet)



Total area: approx. 88.9 sq. metres (956.7 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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