

3 Kiln Close, Norwich

Minors & Brady

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Norwich

Family-friendly living in a peaceful cul-de-sac setting, complete with a garage, parking and a sunny west-facing garden. This well-proportioned three-bedroom semi-detached home offers comfortable and versatile accommodation, making it an ideal choice for first-time buyers, families and those looking to upsize. The property features a spacious sitting room, separate dining room and a well-equipped kitchen, with potential to create a more open-plan layout if desired. Upstairs, two generous double bedrooms are complemented by a third bedroom and family bathroom, while excellent storage is found throughout the home. Outside, the substantial front garden and fully enclosed rear garden provide plenty of outdoor space to enjoy, all within easy reach of local amenities, highly regarded schools and Norwich city centre.

- Peacefully positioned within a sought-after cul-de-sac in Old Catton, offering a family-friendly setting close to local amenities and Norwich city centre
- Well-proportioned three-bedroom semi-detached home with flexible accommodation suited to first-time buyers, families and those looking to upsize
- Spacious sitting room providing an inviting living space, ideal for everyday family life and entertaining guests
- Separate dining room with sliding patio doors opening onto the garden, creating a bright and sociable space for dining and gatherings
- Fitted kitchen with ample storage and worktop space, offering potential to create a more open-plan kitchen-dining arrangement
- Two generous double bedrooms alongside a versatile third bedroom, ideal as a nursery, guest room or home office

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The Location

Kiln Close is situated within the highly regarded village of Old Catton, a location that successfully combines the charm of village living with the convenience of excellent local amenities and outstanding connectivity. Popular with families, professionals and retirees alike, the area enjoys a peaceful residential atmosphere whilst remaining within easy reach of Norwich city centre, allowing residents to enjoy an extensive range of shopping, dining, leisure and cultural facilities just a short journey from home.

Old Catton benefits from a strong community feel and an excellent range of day-to-day amenities. Nearby facilities include supermarkets, independent shops, cafés, healthcare services and recreational facilities, ensuring everyday essentials are always close at hand. The area is particularly appealing to families thanks to its selection of well-regarded schooling options catering for a range of ages, making it a practical and desirable place to put down long-term roots.

For those who enjoy the outdoors, Catton Park is located nearby and provides beautiful parkland, mature trees and open green spaces ideal for walking, running, dog walking and family recreation. The park plays an important role within the local community and offers a wonderful setting to enjoy throughout the seasons.

Transport links are another major attraction of the area. Regular bus services are available nearby, providing convenient routes into Norwich city centre, the Norfolk and Norwich University Hospital, the University of East Anglia and surrounding areas.

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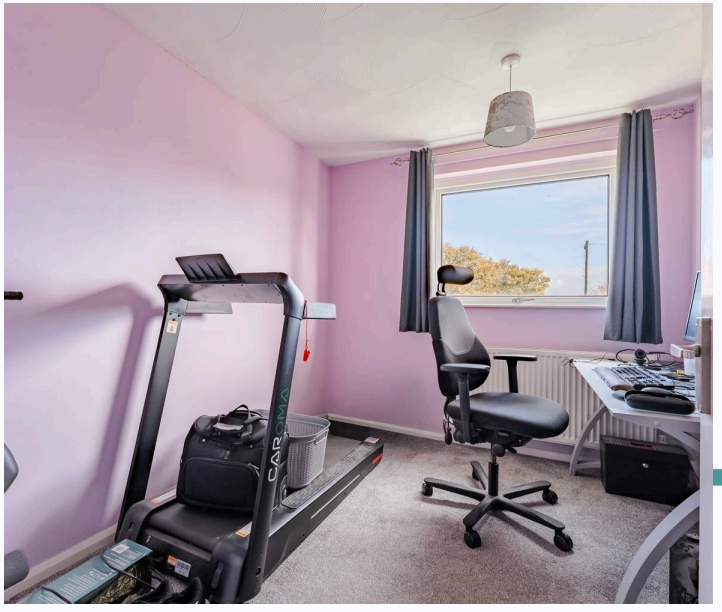












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Kiln Close, Old Catton

Occupying a peaceful position within a sought-after cul-de-sac, this well-presented three-bedroom semi-detached home offers generous living space, excellent storage and a superb balance of indoor and outdoor accommodation. With a substantial front garden, west-facing rear garden, garage and parking, the property is ideally suited to first-time buyers, growing families and those seeking a well-connected yet tranquil residential setting.

A large frontage immediately creates an attractive first impression, with a pathway leading through the lawned garden to the entrance porch. The porch provides practical space for coats, shoes and everyday storage before opening into the main accommodation. The sitting room is a bright and welcoming space, offering ample room for a range of furnishings and creating a comfortable environment for both relaxing and entertaining. From here, an inner hallway provides access to the first floor whilst maintaining a natural flow through the ground floor.

To the rear of the property, the dining room enjoys a pleasant outlook over the garden and benefits from sliding patio doors, allowing natural light to flood the space and creating a seamless connection between indoors and out. Whether hosting family meals, entertaining guests or simply enjoying day-to-day living, this versatile room offers plenty of room for a dining suite and additional furniture.

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Adjoining the dining room, the kitchen is fitted with a range of wall and base units together with ample worktop space, a stainless-steel sink and drainer, gas oven and hob, and designated space for further appliances. Buyers may also appreciate the potential to explore a more open-plan kitchen dining arrangement, subject to any necessary permissions and requirements.

The first floor continues to impress with well-proportioned accommodation throughout. The principal bedroom is a generous double room positioned to the front of the property and benefits from a built-in wardrobe cupboard, providing valuable storage whilst maximising floor space. A second spacious double bedroom overlooks the rear garden, while the third bedroom offers flexibility for a variety of needs, whether utilised as a child's bedroom, nursery, guest room, dressing room or home office.

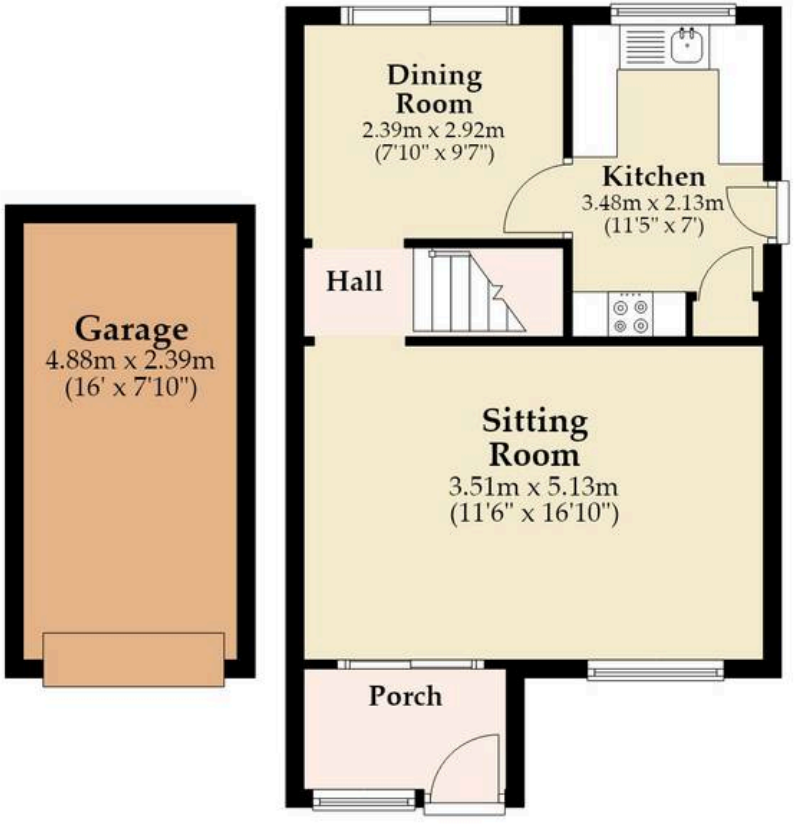
Completing the accommodation is the family bathroom, fitted with a bath incorporating an electric shower over, vanity wash basin and WC, providing a practical layout for everyday living.

Externally, the enclosed west-facing rear garden offers an excellent space to enjoy the afternoon and evening sunshine. Designed with ease of maintenance in mind, the garden features a patio seating area perfect for outdoor dining, alongside a lawn and pathway leading to the rear access. The garage benefits from a personal door directly from the garden, adding further convenience, whilst a private parking space is located nearby.

Family-friendly living in a peaceful cul-de-sac setting, complete with a garage, parking and a sunny west-facing garden. This well-proportioned three-bedroom semi-detached home offers comfortable and versatile accommodation, making it an ideal choice for first-time buyers, families and those looking to upsize. The property features a spacious sitting room, separate dining room

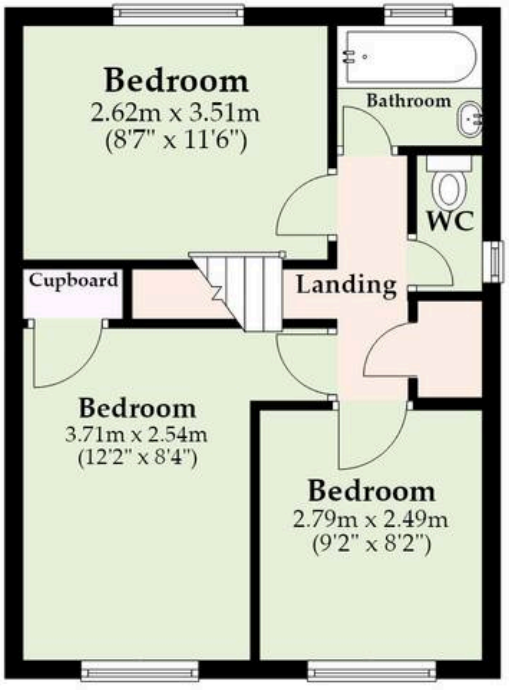
Ground Floor

Approx. 39.7 sq. metres (427.0 sq. feet)
(excluding Garage)



First Floor

Approx. 36.6 sq. metres (394.0 sq. feet)



Total area: approx. 76.3 sq. metres (820.9 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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homes@minorsandbrady.co.uk | 01603 783088 | 6 Church Road, Hoveton, NR12 8UG

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Matt Waters
Director and Principal



Victoria Payne
Mortgage and Protection Adviser

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T: 01603 210378
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