

7 Brick Kiln Gardens New Road, Catfield

£325,000 Freehold

Situated at the end of a quiet cul-de-sac is this impressive 3-bedroom detached bungalow, boasting a large plot and offering a peaceful retreat. With the added advantage of being offered with no chain, this property is an ideal opportunity for those looking for a ready-to-move-in home with ample space and modern conveniences.

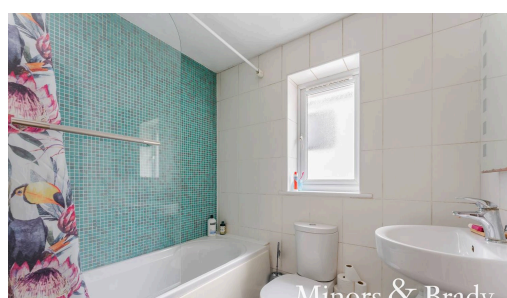
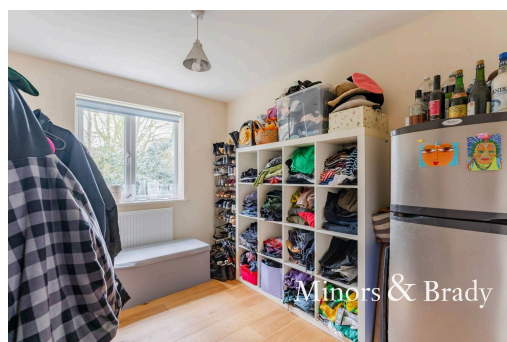
Location

Located in the charming village of Catfield, Brick Kiln Gardens offers a peaceful and picturesque setting surrounded by the stunning Norfolk countryside. Nestled just off New Road, this address provides the perfect blend of rural tranquillity and convenient access to local amenities. The village boasts a friendly community, a well-regarded primary school, and a selection of shops and eateries. Catfield is also ideally positioned for nature enthusiasts, with the breathtaking Norfolk Broads just moments away, offering endless opportunities for boating, walking, and wildlife spotting. For those needing to commute, the property is within easy reach of nearby market towns such as Stalham and North Walsham, as well as the vibrant city of Norwich, which is only a short drive away. With its idyllic location and excellent connectivity, Brick Kiln Gardens is perfect for those seeking a serene lifestyle without compromising on convenience.



Brick Kiln Gardens

Upon entering the property, you are greeted by a spacious hallway that leads you into the heart of the home. To the left, the kitchen/dining room awaits, featuring a range of wall and base units, stainless steel appliances including a gas hob, integrated electric double oven, fridge freezer, and dishwasher. The laminate flooring adds a touch of elegance, complemented by the double-glazed windows that allow ample natural light to flood the space.



The bi-folding doors from the dining area open seamlessly to the garden, creating a perfect blend of indoor-outdoor living. The lounge, adjacent to the dining room, offers a cosy space with double doors that lead out to the rear garden.

Sleeping quarters comprise three well-appointed double bedrooms, with the master bedroom boasting a fitted wardrobe and an ensuite bathroom for added convenience. Bedroom two also features a fitted wardrobe, providing ample storage space for all your needs.

The property enjoys a peaceful setting with woodland to the rear, offering a tranquil backdrop and a sense of privacy. Off-road parking is available with a garage and driveway, ensuring convenience for residents. Additionally, the property is within close proximity to amenities and offers excellent connectivity to nearby facilities, making it an ideal location for modern living.

Outside, the driveway leads to a single garage with power and lighting, while the rear garden is fully enclosed and generously sized, comprising a lawn area, decking, mature trees, shrubs, and a charming shepherds hut - perfect for enjoying outdoor moments in a serene setting.

Agents Notes

We understand this property will be sold freehold, connected to mains water, electricity, and drainage.

Council Tax band: C

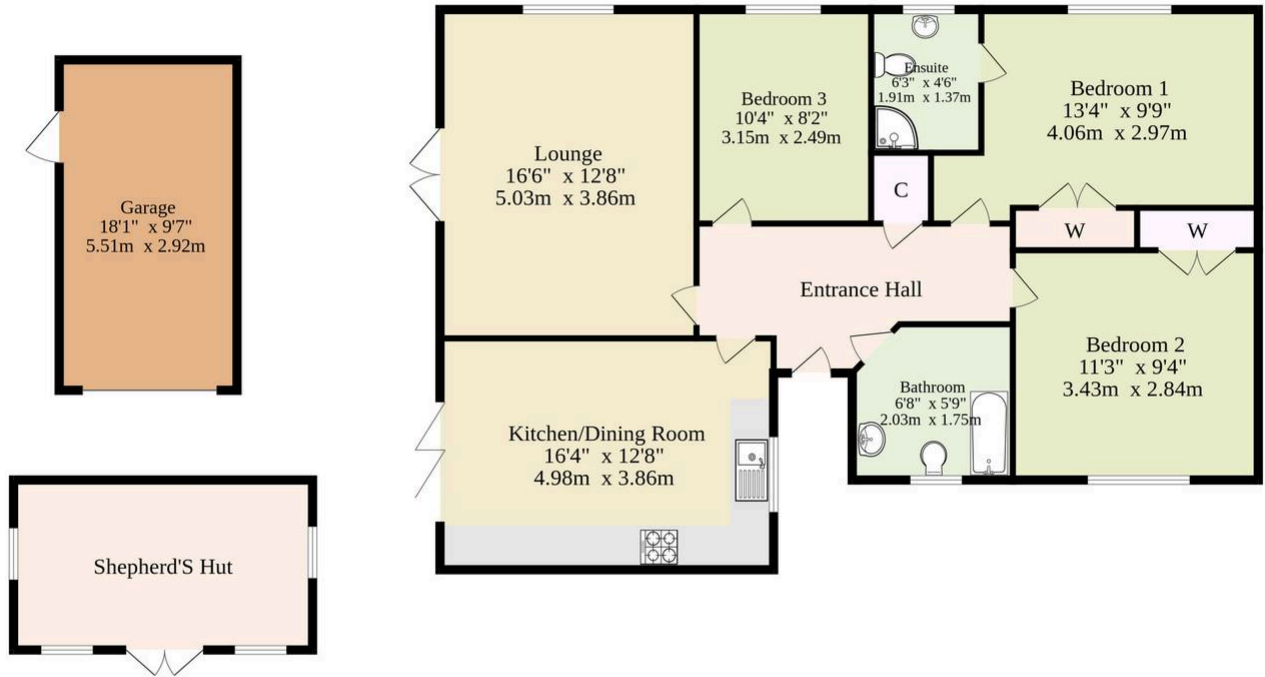
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Ground Floor
1196 sq.ft. (111.1 sq.m.) approx.



Sqft Includes Garage And Shepard'S Hut

TOTAL FLOOR AREA : 1196 sq.ft. (111.1 sq.m.) approx.

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.

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