



Lodge Farm Drive, Norwich - NR6 7LP





## Lodge Farm Drive

Norwich

Tucked away at the end of a quiet CUL-DE-SAC, this DETACHED HOUSE is presented in IMMACULATE CONDITION, having been UPDATED and IMPROVED by the current vendors. Stepping inside, the property opens to a spacious HALLWAY ENTRANCE, with stairs rising to the first floor and conveniently positioned two piece W.C. The main living spaces include the 14' SITTING ROOM, a perfect place to unwind with double doors opening to the heart of the home, the 15' OPEN PLAN KITCHEN and DINING ROOM. Boasting a HIGH SPECIFICATION with a freestanding kitchen island and a full suite of INTEGRATED APPLIANCES. Ample space can be found for formal dining, whilst BI-FOLDING DOORS open fully to the PRIVATE and ENCLOSED rear GARDEN, providing a seamless transition outside. Heading upstairs, doors open to THREE BEDROOMS, including the spacious MAIN BEDROOM, benefitting from INTEGRATED WARDROBES and a private three piece ENSUITE SHOWER ROOM. The remaining bedrooms are serviced by the refitted FAMILY BATHROOM, including a shower over the bath.





Outside, DRIVEWAY PARKING can be found to the front for multiple vehicles, leading to the GARAGE with an ELECTRIC ROLLER DOOR.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Detached House
- Tucked Away End Of Cul-De-Sac Positioning
- 14' Sitting Room
- 15' Kitchen/ Dining Room With Bi-Folding Doors Out
- Three Bedrooms
- Ground Floor W.C, Family Bathroom & Ensuite Shower Room
- Driveway Parking & Garage With Electric Roller Door
- Private & Enclosed Garden

Old Catton is a popular suburb to the north of Norwich, within easy reach of a great selection of amenities including schooling for all ages, doctors, supermarket, shops, church and a local pub. The historic Grade II Listed 70 Acre Catton Country Park is a short walk away providing dog friendly woodland walks to explore.



There is good access to the NDR (Broadland Northway) and a regular bus service into the city of Norwich with Park and Ride facility at either Norwich International Airport or Sprowston Park and Ride which are close by.

### SETTING THE SCENE

Offering a tucked away position, the property can be found at the end of this quiet cul-de-sac, with mature and well maintained hedging providing a high level of privacy. The brick weave driveway extends across the front of the house and continues around the side, leading to a garage equipped with an electric roller door. The main entrance to the home is conveniently located at the front.

### THE GRAND TOUR

Stepping inside, the hallway entrance features tiled flooring underfoot for ease of maintenance, with stairs rising to the first floor and a conveniently located two piece W.C. A door leads through to the spacious 14' sitting room, offering carpeted flooring and allowing for a range of soft furnishing layouts, with front facing uPVC double glazed windows ensuring the space is well lit. At the end of the sitting room, double doors open into the heart of the home, the impressive 15' open plan kitchen and dining room. This high specification kitchen is centred around a freestanding island with an inset electric hob and storage beneath. The remaining kitchen area provides a comprehensive range of wall and base units alongside a full suite of integrated appliances, including a fridge, freezer, double ovens, dishwasher, and washing machine, complemented by a Faber drop down extractor above the hob. Ample space is available for formal dining, with useful integrated understairs storage and bi-folding doors that open directly to the garden.

Ascending the stairs to the carpeted first floor landing, you will find loft access above and a useful airing cupboard. To the right, the main bedroom accommodates a double bed and benefits from large integrated wardrobes and a private three piece en-suite shower room, featuring an inset shower cubicle with a bifold glass door, vanity storage, and a heated towel rail. The second double bedroom offers hard flooring and space for a double bed, while the adjacent third bedroom serves as a single bedroom, or could make an ideal home studio or office, also benefiting from integrated cupboard space. Completing the accommodation is the three piece family bathroom, featuring a P-shaped bath with a shower over and glass screen, a wall mounted heated towel rail, and further vanity storage below the sink.

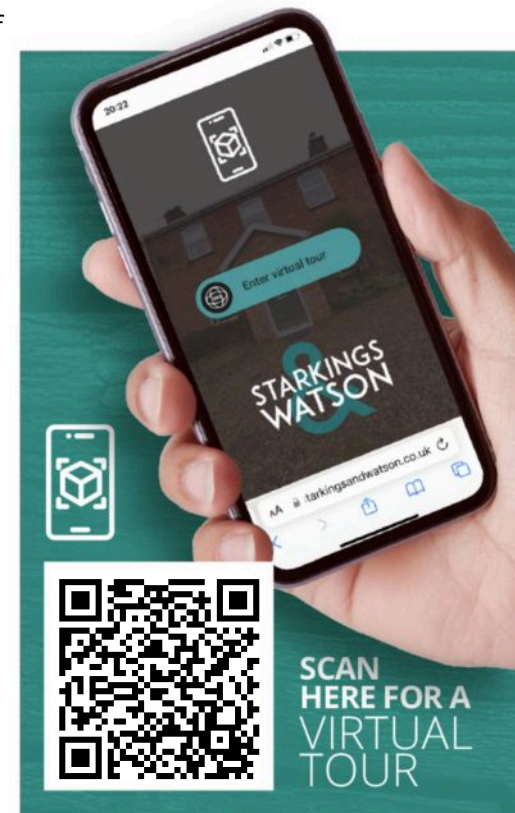
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### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.











## THE GREAT OUTDOORS

Stepping outside, the rear garden is private and fully enclosed with timber panel fencing initially offering two flagstone patios of substantial size, perfect for outdoor furniture to enjoy the summer months. The remainder of the garden is laid to a synthetic lawn with a low maintenance in mind framed with borders including a range of plantings and trees. A passageway to the side of the house offers gated access back to the front and a pedestrian doorway opens to the garage.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

908 ft<sup>2</sup>

84.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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