

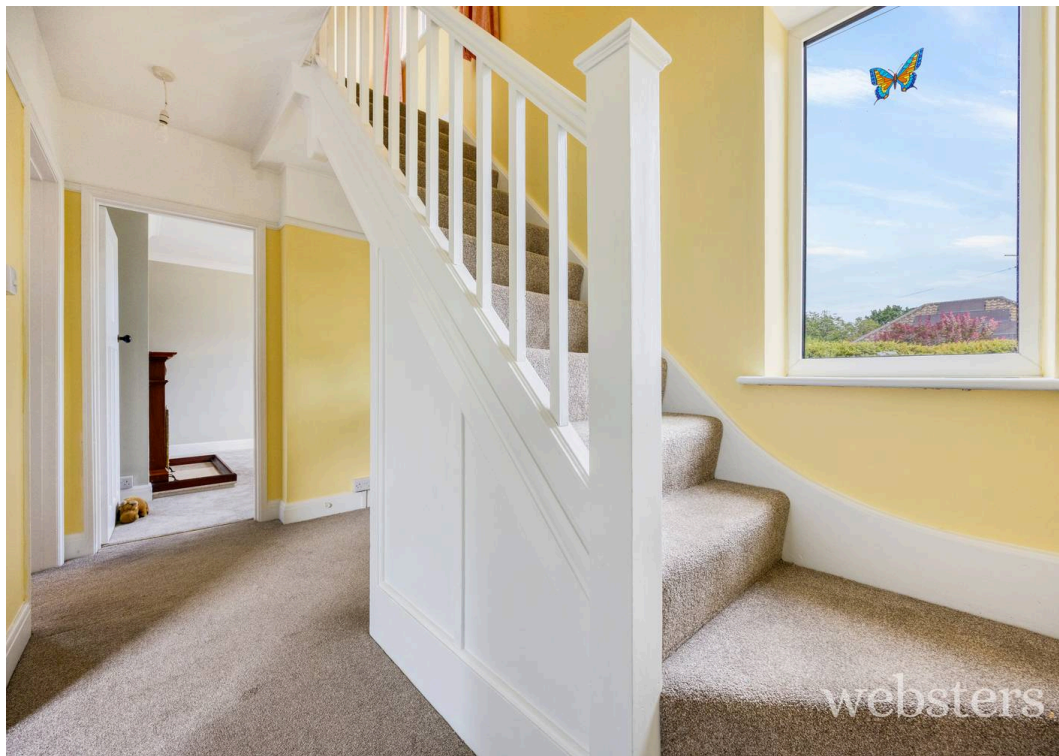


11 Louis Close, Norwich

websters.













The Home

This spacious three-bedroom detached family home occupies an impressive **0.3-acre plot** and offers fantastic potential for further extension (subject to the necessary planning permissions). Positioned on a quiet cul-de-sac, the property combines generous living accommodation with beautifully private gardens, making it an ideal home for growing families.

Stepping inside, a welcoming entrance porch leads into the central hallway, providing access to the well-proportioned ground-floor accommodation. The spacious sitting room is a bright and inviting space, featuring a charming open fireplace, freshly laid carpets and large side windows that flood the room with natural light. Double doors open into the impressive conservatory, offering excellent additional reception space with tiled flooring, full windows overlooking the garden and double doors providing direct access to the rear patio. The separate formal dining room enjoys a bay window, a feature fireplace and fresh carpeting, creating an elegant setting for family meals or entertaining guests. The recently renovated kitchen has been finished in a contemporary style with modern cabinetry and worktops, offering a superb blank canvas to personalise with your choice of cooker and washing machine. A rear door provides convenient access to the garden. Useful understairs storage is located beneath the staircase.

Upstairs, the first floor offers three well-proportioned bedrooms. The principal bedroom overlooks the expansive rear garden and benefits from a feature fireplace together with built-in storage. Bedroom two is an excellent double room with extensive wall-to-wall fitted wardrobes, making it ideal for family or guests. Bedroom three is a generous single bedroom, equally suited as a child's room, nursery or a spacious home office. The family bathroom comprises a bath with shower over, washbasin and WC. The accompanying floor plan illustrates the generous proportions of the accommodation and the practical layout, making it easy to appreciate the versatility this home has to offer. Heating the home is a gas boiler no older than 1 year old.

Outside

Approached via a generous shingled driveway providing off-road parking for multiple vehicles, the property also benefits from an impressive **23'8" double garage**. The front garden is mainly laid to lawn with mature shrubs and established planting, while the gardens extend around the side of the property into the exceptional rear grounds. Occupying **0.3 acres stms**, the rear garden is a true highlight of the home. Offering an excellent degree of privacy thanks to mature trees, shrubs and established borders, it provides a peaceful outdoor setting to enjoy throughout the seasons. Multiple greenhouses make it ideal for keen gardeners, while the substantial plot offers exciting potential for future extensions or further landscaping, subject to the necessary planning consents.

The Location

Old Catton is a highly sought-after suburb on the northern edge of Norwich, offering a wonderful blend of village charm and modern convenience. Renowned for its strong community atmosphere, excellent green spaces and superb transport links via the A140 and Broadland Northway, it is an ideal location for families and commuters alike. Residents benefit from a wide range of local amenities, including supermarkets, independent shops, traditional pubs, healthcare facilities and well-regarded schools catering for all ages, making Old Catton a popular and convenient place to call home.



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Norwich

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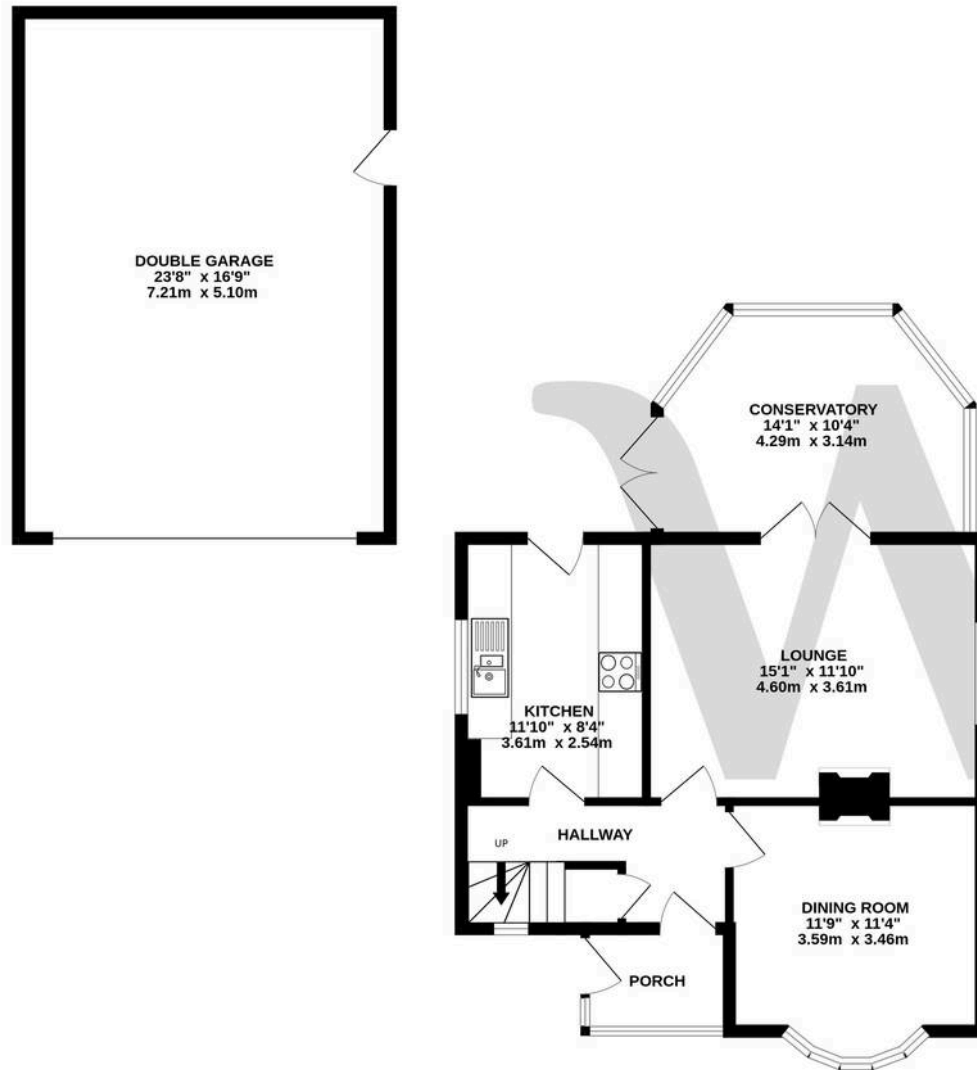
Council Tax band: C

EPC: TBC

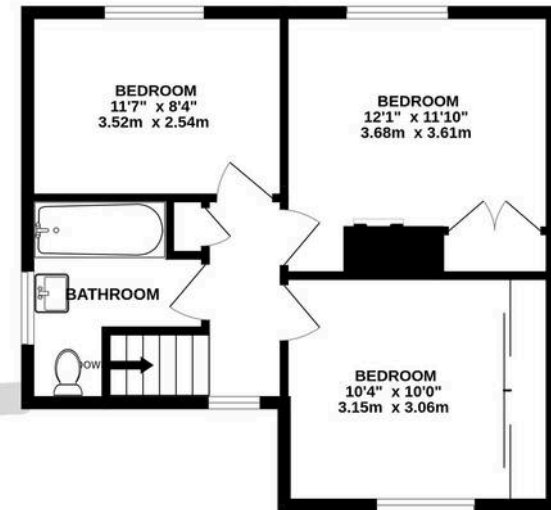
Tenure: Freehold

- Spacious three-bedroom detached home on a 0.3-acre plot (STMS)
- Quiet cul-de-sac with ample parking and a 23'8" double garage.
- Two reception rooms, conservatory and modern fitted kitchen.
- Three well-proportioned bedrooms and family bathroom.
- Large, private rear garden with greenhouses and extension potential (STPP).
- Sought-after Catton location
- Excellent local amenities and transport links.
- Close to highly regarded schools for all ages.
- Gas central heating and less than 1 year old boiler.

GROUND FLOOR
1016 sq.ft. (94.4 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 1477 sq.ft. (137.2 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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