

# propertyladder



## Ormesby Road, Badersfield, NR10 5JY

A Well-Presented Three-Bedroom Terrace Home!

Offers In Excess Of **£220,000** freehold



BRITISH  
PROPERTY  
AWARDS

2023 & 2024

★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)



# TEMPTING TERRACE - SPACIOUS AND STYLISH!

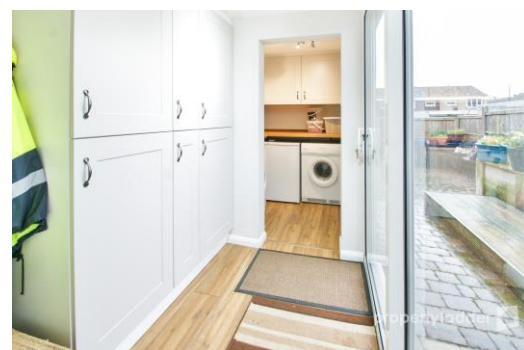
Enjoying a non-estate position overlooking open fields, this well-presented three-bedroom home in Badersfield offers spacious and comfortable living, ideal for growing families or first-time buyers looking for a ready-to-move-into home.

The ground floor boasts a generous kitchen/dining room with French doors leading to the garden - a fantastic space for entertaining or everyday family life. The bright and welcoming living room offers a cosy retreat, while the practical additions of a utility room, boot room and ground floor WC ensure the home is as functional as it is stylish.

Upstairs, there are three well-proportioned bedrooms - all with built-in storage - and a modern family bathroom with both bath and shower facilities.



“practical additions of a utility room, boot room and ground floor WC ensure the home is as functional as it is stylish”



## Overview

- SPACIOUS KITCHEN/DINING ROOM WITH GARDEN ACCESS
- BRIGHT AND COMFORTABLE LIVING ROOM
- HANDY UTILITY ROOM AND SEPARATE BOOT ROOM
- GROUND FLOOR WC FOR ADDED CONVENIENCE
- THREE BEDROOMS WITH BUILT-IN STORAGE
- STYLISH FAMILY BATHROOM WITH BATH AND SHOWER
- ENCLOSED REAR GARDEN WITH PATIO AND LAWN
- ALLOCATED PARKING SPACE

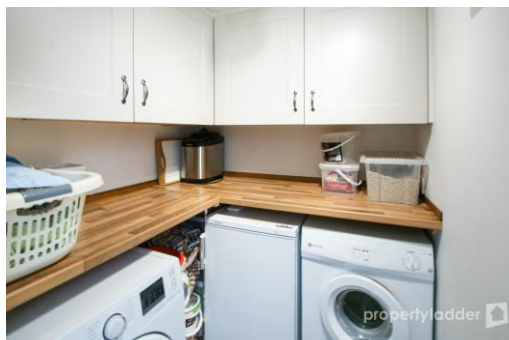






## Location

Set in the heart of Norfolk's countryside, Badersfield is a unique community on the former RAF Coltishall site-offering a peaceful, semi-rural lifestyle while still being perfectly placed between Norwich and the bustling market town of North Walsham. Just a couple of miles down the road, the charming village of Coltishall provides handy local shops and well-regarded schools. For a wider choice of supermarkets, healthcare, dining, and leisure activities, both Wroxham and North Walsham are within easy reach-making Badersfield a fantastic base for families, commuters, and countryside lovers alike.



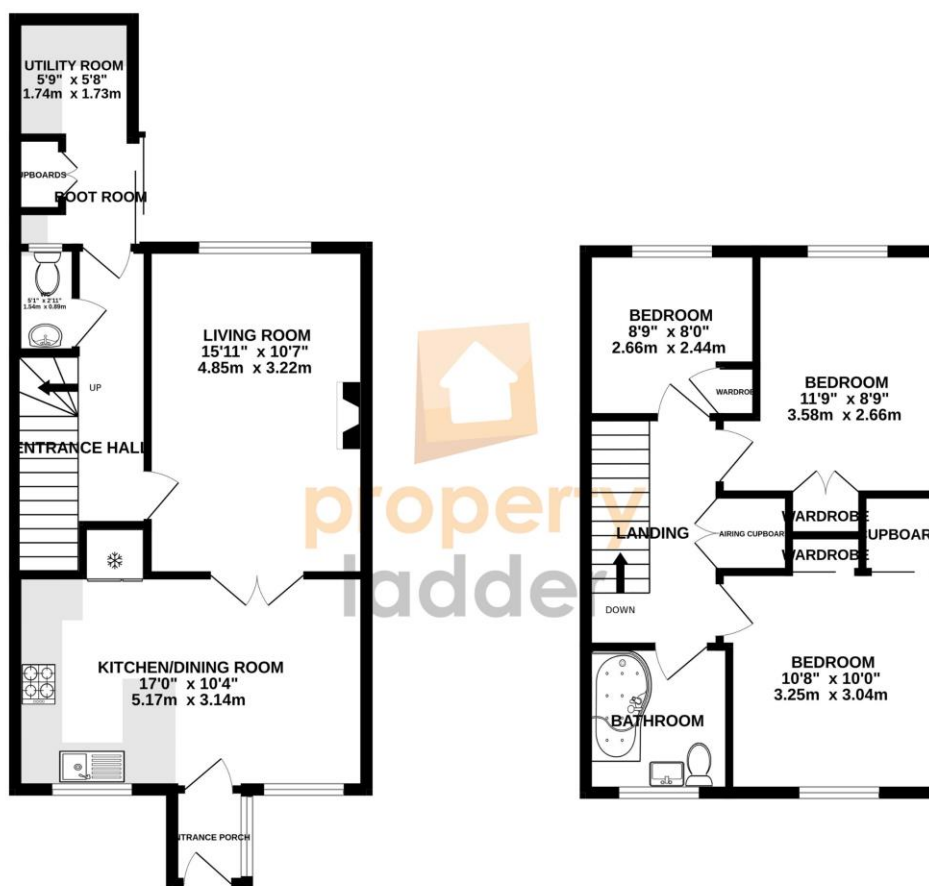
## Outside

Outside, the rear garden is enclosed and family-friendly, with lawn and patio areas perfect for outdoor dining and play. Allocated parking completes the package.

Situated opposite green space and with easy access to local amenities, schools and transport links to Norwich and beyond, this is a brilliant opportunity to secure a home in a peaceful and well-connected location.

GROUND FLOOR  
521 sq.ft. (48.4 sq.m.) approx.

1ST FLOOR  
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 964 sq.ft. (89.6 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.  
Made with Metropix ©2025

**FULL EPC AVAILABLE UPON REQUEST**

EPC TBC

**COUNCIL TAX BAND: B**

**LOCAL AUTHORITY:** BROADLAND DISTRICT COUNCIL

**SERVICES CONNECTED:** MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

## Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.



**BRITISH  
PROPERTY  
AWARDS**

2023 & 2024

**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)



98 Crostwick Lane, Spixworth, NR10 3NQ



**T 01603 898100**  
propertyladderonline.com

IMPORTANT NOTICE: Property Ladder, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Property Ladder have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.