



40 Collier Road, Norwich

Norwich



Minors & Brady

40 Collier Road

Norwich, Norwich

Immaculately presented throughout, this detached home in the sought-after suburb of Old Catton offers a stylish and contemporary setting perfect for modern family life. A welcoming entrance hall with downstairs WC introduces the fresh interior, leading to a spacious lounge with a feature fireplace and a show-stopping open-plan kitchen and dining area, complete with integrated appliances, a central island with breakfast bar, and French doors opening onto the landscaped rear garden. Upstairs, three generous double bedrooms include a principal suite with a sleek en suite shower room, complemented by a beautifully finished family bathroom. Move-in ready, the property is further enhanced by a brick-paved driveway, garage, the reassurance of a 7-year NHBC warranty, and a prime location offering excellent access to shops, supermarkets, schools, and healthcare facilities, completing the appeal of this standout home.

Location

Collier Road is set within Old Catton, a highly regarded suburb to the north of Norwich that offers a village feel alongside excellent city connections. The area is well served by local shops, supermarkets, cafés, and pubs, while nearby healthcare facilities and leisure amenities add further convenience. Families benefit from good schooling options within easy reach, and outdoor spaces such as Catton Park provide a lovely setting for walks and recreation. Regular bus services link Old Catton directly to Norwich city centre, and the Norwich Ring Road gives straightforward access to surrounding areas and major routes. The community is well established, with a welcoming atmosphere that appeals to families and professionals alike. Historic features such as Catton Hall and the landscaped grounds of Humphry Repton's Catton Park give the area a strong sense of heritage. At the same time, its proximity to Norwich Airport adds an extra layer of convenience for both travel and business.

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Collier Road, Old Catton

On arrival, the entrance hall sets a welcoming tone with light décor and tiled flooring, softened by recessed lighting and panelled wall detailing that adds subtle character. A staircase leads to the upper floor, and a modern WC is tucked just off the hall, fitted with contemporary tiling, a chrome towel rail, a pedestal basin, and a WC for convenience.

From here, the lounge opens into a bright and stylish space, where white walls maximise natural light from the wide front window. A striking media wall with an inset electric fireplace forms a sleek focal point against the feature wall, complemented by polished wooden flooring underfoot and a statement chandelier that draws the room together with a touch of elegance. The effect is fresh and inviting, making it a perfect setting for both relaxation and entertaining.

The showpiece of this home is the exceptional open-plan kitchen and dining area, finished to an outstanding specification. Sleek white cabinetry is paired with a white Silestone countertop, creating a refined contemporary aesthetic, while tiled flooring extends across the kitchen for a polished and practical finish. Integrated appliances include a double oven, five-burner hob with extractor, fridge freezer, dishwasher, and washing machine, all thoughtfully designed for modern living. A central island with breakfast bar forms a stylish social hub, while the dining area is defined by statement pendant lighting and a panelled feature wall that adds depth and elegance. French doors frame views of the garden and provide a natural connection outdoors, and the adjoining utility room continues the same high-quality finish with matching cabinetry, tiled flooring, and well-planned storage.

Please note: the chandeliers and fireplace can be included by separate negotiation if desired.



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Upstairs, the landing is filled with natural light from a side window, with laminated scratch-proof flooring continuing throughout. Three double bedrooms are found on this floor, each benefitting from good proportions and natural light, with stylish panelling adding individuality. The principal bedroom is enhanced by its own en suite, featuring full-height neutral tiling, a large walk-in shower with rainfall and handheld fittings, a pedestal basin, WC, and heated towel rail.

The family bathroom continues the home's modern feel, offering a panelled bath with rainfall and handheld shower, sleek vanity with inset basin, low-level WC, and mirrored cabinet, all set against a backdrop of soft neutral tiles.

Additionally, the property benefits from double glazing throughout and the reassurance of a 7-year NHBC warranty.

The outside space is designed for both ease and enjoyment. At the rear, the landscaped enclosed garden presents a central lawn bordered with planting and raised beds, with a decked pathway leading to the large garage door. Hanging baskets and planters bring seasonal charm, while French doors link the dining area directly to the garden for easy outdoor living. To the front, a private brick-paved driveway provides off-road parking for two cars and leads to the garage, which also includes a convenient access door opening into the garden.

Agents notes

We understand that the property will be sold freehold, connected to all main services.

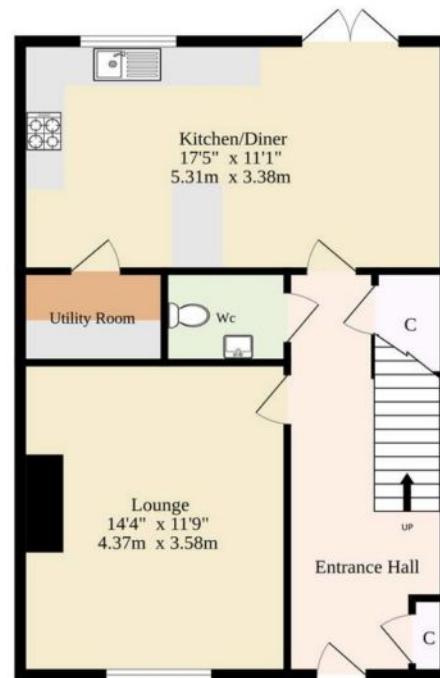
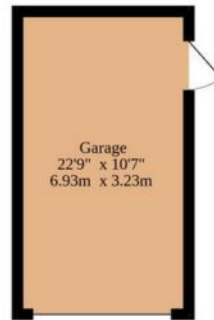
Heating System- Gas Central Heating

Council Tax Band- D

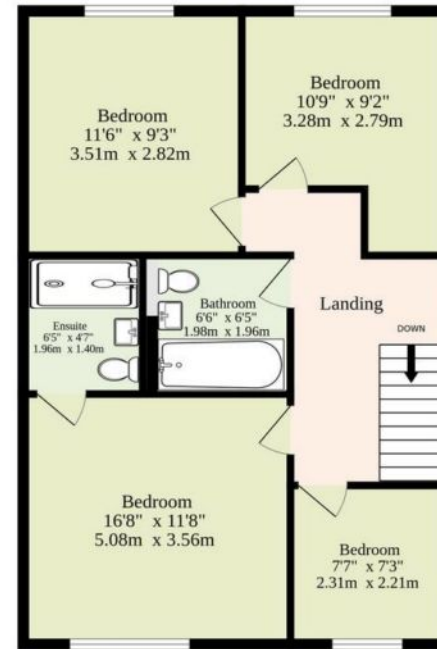
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Ground Floor
758 sq.ft. (70.4 sq.m.) approx.



1st Floor
579 sq.ft. (53.8 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1337 sq.ft. (124.2 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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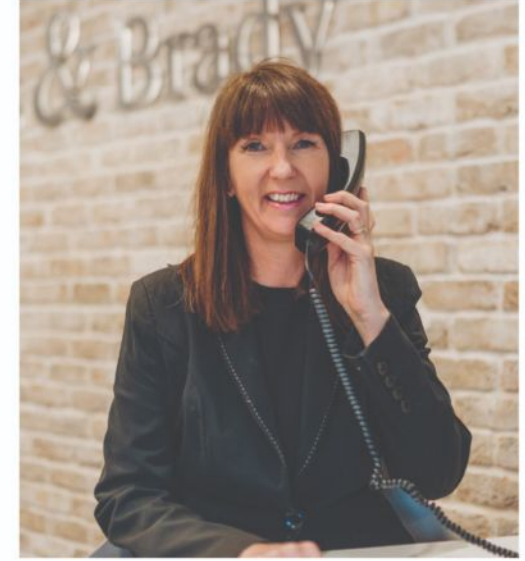
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Minors & Brady
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