



17 Hatton Road, Norwich

Norwich



Minors & Brady

Beyond the ordinary, this extended four-bedroom semi-detached home offers a rare blend of space, light, and versatility. A generous entrance hall guides you to a sweeping lounge awash with natural illumination, a bright kitchen/breakfast room, and a formal dining area perfect for entertaining. A multifunctional playroom provides flexible options for work, hobbies, or creativity, while a practical ground floor shower room adds convenience. Upstairs, four well-proportioned bedrooms are filled with light, complemented by a thoughtfully arranged family bathroom. Externally, the property features a broad driveway for off-road parking and a rear garden extending into a generous lawn and patio, framed by mature trees and secure fencing. The garden offers an inviting space for dining, relaxation, or leisurely afternoons. Additional highlights include double glazing, gas central heating, and adaptable living areas that cater to families of all sizes.

- Extended semi-detached home offering four spacious bedrooms and adaptable living areas for family life
- Large lounge bathed in natural light with a generous layout ideal for relaxation or entertaining
- Bright kitchen and breakfast room providing ample space for cooking and casual dining
- Formal dining room designed to accommodate family meals or hosting guests
- Versatile playroom that can function as a study, hobby space, or creative area
- Practical ground floor shower room with contemporary fixtures
- Four well-proportioned bedrooms, each benefiting from natural light and a sense of space
- Family bathroom thoughtfully arranged with modern fittings and a comfortable layout
- Expansive rear garden featuring a lawn, patio area, mature trees, and secure fencing

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The Location

Hatton Road in Norwich is a charming and sought-after street, located just under a mile from the city centre while enjoying the quieter pace of a more residential area. Its position offers the perfect balance between easy access to the city's shops, restaurants, and cultural attractions, and the peaceful, relaxed setting.

The neighbourhood is well-served by local amenities, including schools, shops, and green spaces, with Earlham Park nearby providing plenty of space for walks, picnics, and outdoor activities.

Sainsbury's is also not far, while Chantry Place offers a wide variety of high street shopping and leisure options. The street itself has a welcoming, friendly atmosphere, making it a pleasant place for families and professionals alike.

There are easy bus routes nearby, and transport links are convenient, with Norwich railway station just over a mile away for direct journeys to London and other major destinations. The A47 is easily accessible, offering straightforward travel further afield.

Hatton Road combines a sense of calm and community with accessibility and local amenities, making it a particularly appealing place to call home.



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Hatton Road, Norwich

An impressive and generously extended four-bedroom semi-detached residence, offering a harmonious blend of space, light, and versatility. The property welcomes you with a broad entrance hall, leading to a sweeping lounge filled with natural illumination, a bright and airy kitchen/breakfast room, a formal dining room, a multifunctional playroom, and a practical ground floor shower room.

The lounge flows gracefully, providing a sense of openness that complements the home's generous proportions. The kitchen and breakfast area offers ample space for culinary pursuits and casual dining, while the dining room affords a more structured setting for entertaining.

The playroom presents flexible possibilities, whether as a study, hobby space, or creative setting.

Upstairs, four substantial bedrooms provide restful spaces, each enhanced by abundant natural light. The family bathroom serves all rooms with a well-considered layout and modern fittings.

Externally, the property boasts a large driveway offering off-road parking, while the rear garden stretches into a generous expanse of lawn and patio, framed by mature trees and secure fencing.



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The outdoor space is ideal for leisurely afternoons, dining or simply enjoying the sense of openness.

Additional features include double glazing, gas central heating, and versatile living spaces throughout, making the property suitable for families of all sizes and configurations. The home combines functionality with a refined sense of proportion and flow, presenting a rare opportunity to enjoy spacious, adaptable living.

Agents Note

Sold Freehold

Connected to all mains services.

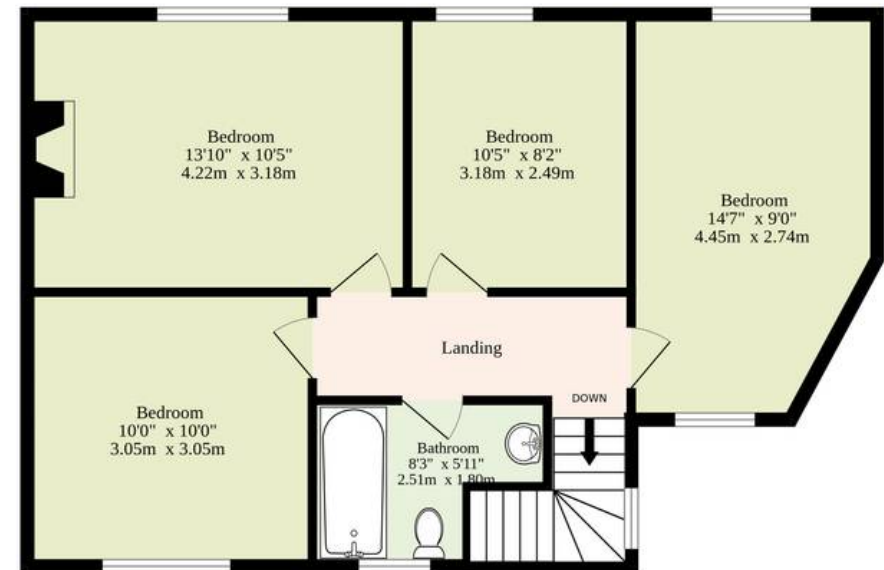


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Ground Floor
931 sq.ft. (86.5 sq.m.) approx.



1st Floor
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 1529 sq.ft. (142.0 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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Dreaming of this home? Let's make it a reality



Meet *Liam*
Branch Manager



Meet *Rosie*
Senior Sales Progressor



Meet *Tristan*
Senior Property Valuer

Minors & Brady
Your home, our market

 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

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E: enquiries@norfolk-mortgages.co.uk