



20 Collier Road, Norwich

Norwich



Minors & Brady

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Norwich

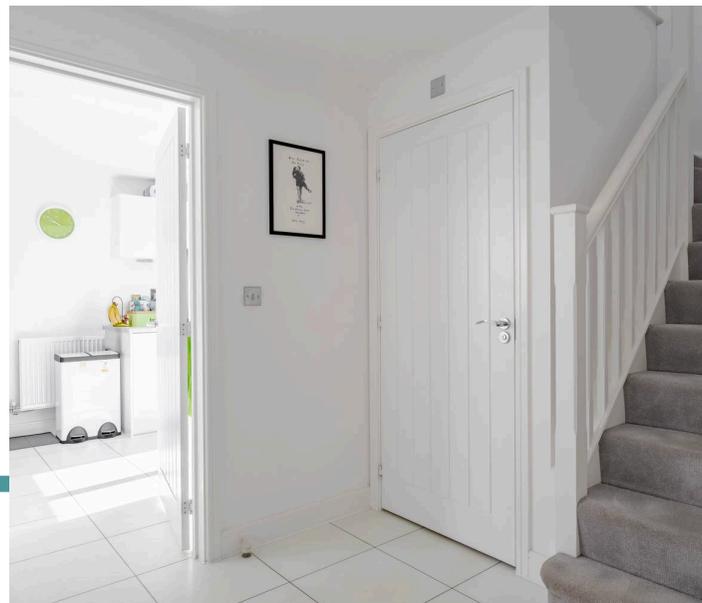
Picture waking up in a light-filled, contemporary home where every detail has been designed for comfort, practicality, and modern family living. This three-bedroom detached residence in Old Catton, Norwich, offers a harmonious blend of stylish interiors and thoughtfully planned spaces, from the welcoming entrance hall to the open-plan kitchen and dining area that effortlessly accommodates both everyday life and entertaining. French doors lead to a private, landscaped garden, complete with a decked terrace and pergola, providing an inviting outdoor space to relax or socialise. With three well-proportioned bedrooms, including a principal suite with en-suite, a modern family bathroom, and practical features such as off-road parking with an EV charger, the property delivers convenience and peace of mind. Offered with no onward chain and still under builders' guarantee, it is a move-in-ready home in a desirable, family-friendly location, perfectly suited for those seeking a modern lifestyle in a well-connected Norwich neighbourhood.

Agents Notes

Freehold

Council Tax Band: C

Please call our Wroxham office for further details.



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- Offered with no onward chain
- Newly built property still under builders' guarantee
- Three-bedroom detached residence in a sought-after Catton location, Norwich
- Open-plan kitchen and dining area with a full-range of integrated appliances and space for a dining table
- Bright and spacious living room with French doors opening onto the rear garden
- Principal bedroom with built-in storage and private en-suite shower room
- Contemporary family bathroom with modern three-piece suit
- Private, landscaped rear garden with patio, lawn, decked terrace and pergola
- Driveway providing off-road parking for two vehicles, including an EV charging point
- Easy access to the city centre, offering a wide range of essential amenities



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Old Catton

Collier Road is a quiet, primarily residential street situated in Old Catton, a suburb just to the north-east of Norwich city centre, approximately 2–3 miles away. The area benefits from a village-like feel while still providing easy access to the city's amenities, making it convenient for both commuting and day-to-day life. Local shopping needs are well served with a range of nearby options, including convenience stores, a supermarket, and independent shops within walking distance, while larger retail and leisure facilities are a short drive into Norwich.

Families have several schooling options nearby. Primary schools such as Lodge Lane Infant School, Garrick Green Infant School, and Old Catton Junior School are all within easy reach, and secondary schools including Sprowston Community Academy and Sewell Park Academy are a short drive away. Transport links are strong: regular bus services connect Old Catton to Norwich and surrounding areas, and the Norwich railway station is easily accessible for regional travel. The road also has good access to the Norwich Ring Road, facilitating car journeys across the city and beyond.



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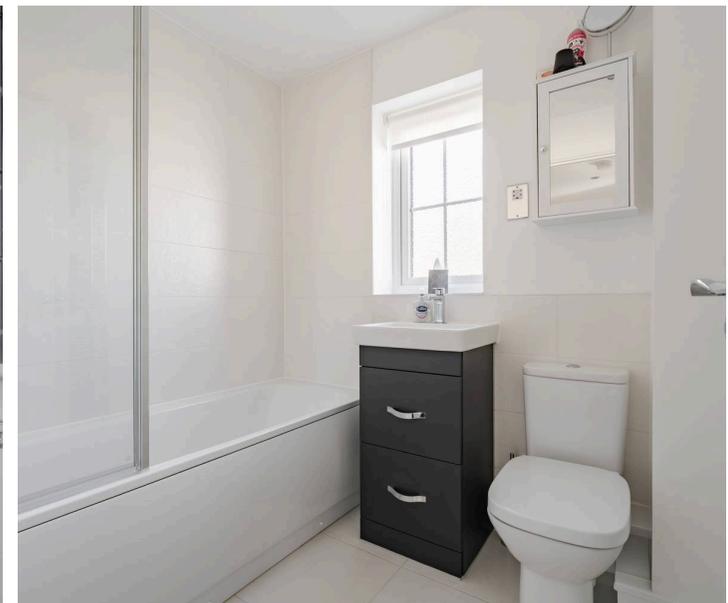
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Situated within a sought-after new development in Old Catton, Norwich, this attractive three-bedroom detached residence presents a superb opportunity to acquire a modern home offered with no onward chain. Still under the benefit of a builder's guarantee, the property has been thoughtfully designed to suit contemporary living, combining practical layouts with stylish finishes. Its location provides a pleasant residential setting while remaining well-connected to Norwich city centre and local amenities.

The property is entered via a welcoming and well-proportioned entrance hall, creating an immediate sense of light and space. This central area sets the tone for the rest of the home and is complemented by a convenient ground floor WC and a useful storage cupboard, ideal for coats and outdoor wear.

The living room offers an inviting and comfortable environment, well suited to both relaxation and entertaining. Generous proportions and natural light enhance the sense of space, while French doors open directly onto the rear garden, allowing for a seamless connection between indoor and outdoor living during the warmer months.

To the rear of the property, the open-plan kitchen and dining room has been designed with modern lifestyles in mind, providing a sociable and functional space for everyday use. The kitchen is fitted with sleek gloss cabinetry and a comprehensive range of integrated appliances, offering both style and practicality. There is ample room for a dining table, making it an ideal setting for family meals as well as entertaining guests, with a natural flow that complements the rest of the ground floor accommodation.



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Upstairs, the property offers three well-proportioned bedrooms, each designed to provide comfort and privacy. The principal bedroom benefits from built-in storage and its own private en-suite shower room, creating a well-appointed retreat.

The remaining bedrooms are served by a contemporary family bathroom, fitted with a modern three-piece suite comprising a bathtub, hand wash basin and WC. The overall finish is clean and neutral, allowing for ease of personalisation.

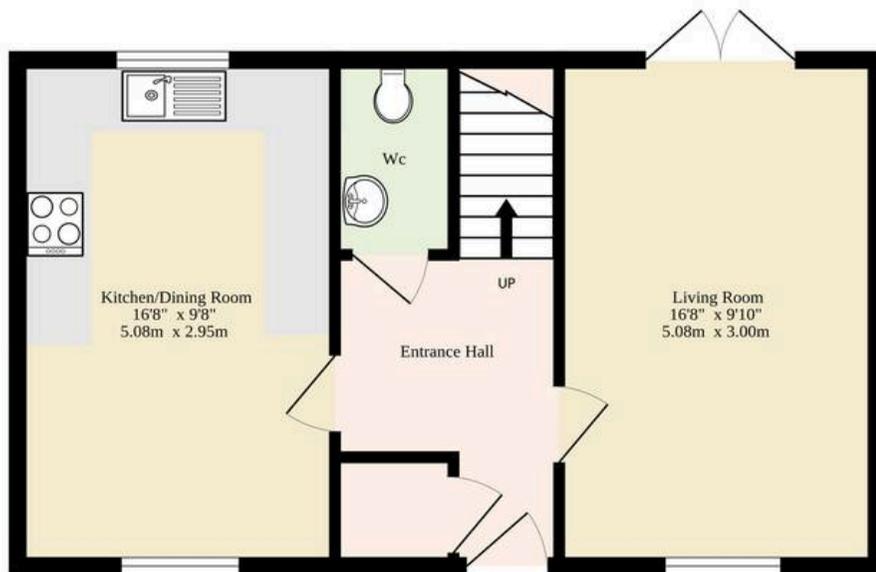
Externally, the property enjoys a private, landscaped rear garden that has been thoughtfully arranged for both relaxation and entertaining. A patio area provides an ideal space for outdoor dining, while the laid lawn is bordered by established planting beds that add colour and interest throughout the seasons. A decked terrace with a wooden pergola offers a further seating area, creating a pleasant spot to unwind and enjoy the garden setting.

To the front, a driveway provides off-road parking for two vehicles and is equipped with an electric vehicle charging point, reflecting the home's modern credentials. The property also benefits from being part of a recently completed development, ensuring a fresh and well-maintained environment throughout, alongside the reassurance of the remaining builder's warranty.

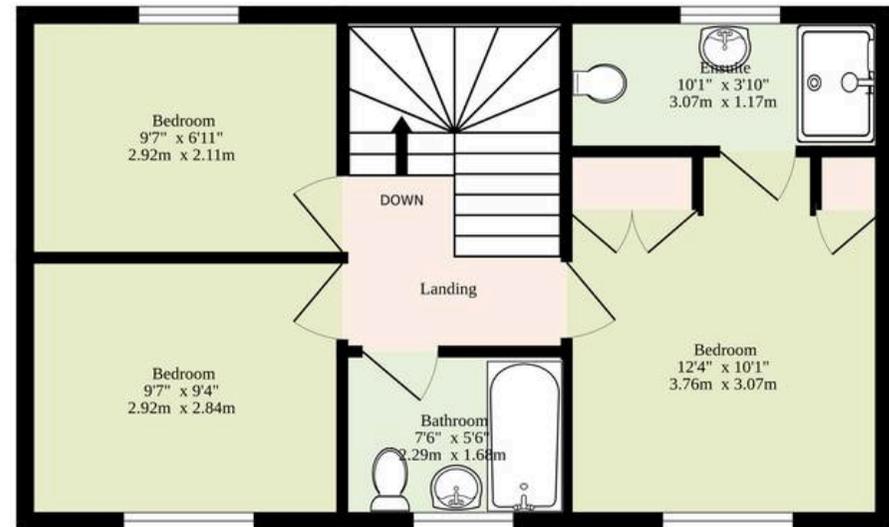


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Ground Floor
407 sq.ft. (37.8 sq.m.) approx.



1st Floor
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq.ft. (72.3 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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