



Nut Hatch Cottage The Hill Yarmouth Road, Smallburgh

Norwich



In Excess of £365,000
Minors & Brady

Quality design, effortless everyday living and no onward chain combine to make this outstanding three-storey semi-detached home a rare opportunity in the Norfolk Broads village of Smallburgh. Built in 2023, the property remains in immaculate, show-home condition and showcases excellent craftsmanship throughout. Its varied red brick exterior blends beautifully with the surrounding semi-rural landscape, creating an attractive and sympathetic street presence. Inside, the home is bright and thoughtfully styled, with contemporary finishes that reflect the natural tones of its setting. The well-balanced layout across three floors offers versatile living space suited to modern family life, entertaining and home working. Outside, the enclosed garden, ample driveway parking and substantial workshop space add further practicality and appeal. Altogether, this is a superb opportunity to enjoy high-quality village living in a nearly new home within easy reach of the Broads lifestyle.

- No onward chain – A rare opportunity to secure a nearly new home without the delay or uncertainty of a forward purchase
- Built in 2023 and presented in immaculate, show-home condition, offering high-quality craftsmanship and a contemporary finish throughout
- Attractive varied red brick exterior that complements the semi-rural Norfolk Broads surroundings and enhances the property’s kerb appeal
- Stylish grey fitted kitchen with chrome fixtures, integrated appliances and a central island/breakfast bar, forming a bright and sociable heart of the home
- Spacious three-storey layout with three well-proportioned double bedrooms, including a principal suite with built-in wardrobes and a private en-suite shower room
- Generous first-floor lounge with elevated views over the garden, providing a light-filled and relaxing living space
- Dedicated ground floor study, ideal for home working





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The Location

Set in north Norfolk, Smallburgh is a straightforward, friendly village set within The Broads National Park. It's surrounded by open countryside and close to the waterways that make this part of the county so well known, but it isn't cut off or remote. Life here feels steady and unhurried, without being isolated.

The village sits less than seven miles from the Norfolk coast, so places like the beaches at Sea Palling and Waxham are an easy drive. It's also about fourteen miles north-east of Norwich, which means shopping, entertainment, healthcare and rail connections are all within reach. The nearby town of Stalham provides everyday essentials, including shops, schools and services, so most practical needs are covered close to home.

Within Smallburgh itself, there's a parish church and a primary school, along with a village hall that supports local events and activities. Like many Norfolk villages, it's a place where people tend to know one another and where community life ticks along quietly in the background.

Road connections are simple and practical, with country roads linking to the wider network across north Norfolk. Public transport options are more limited, as you'd expect in a rural setting, but nearby towns offer bus services into Norwich and surrounding areas.



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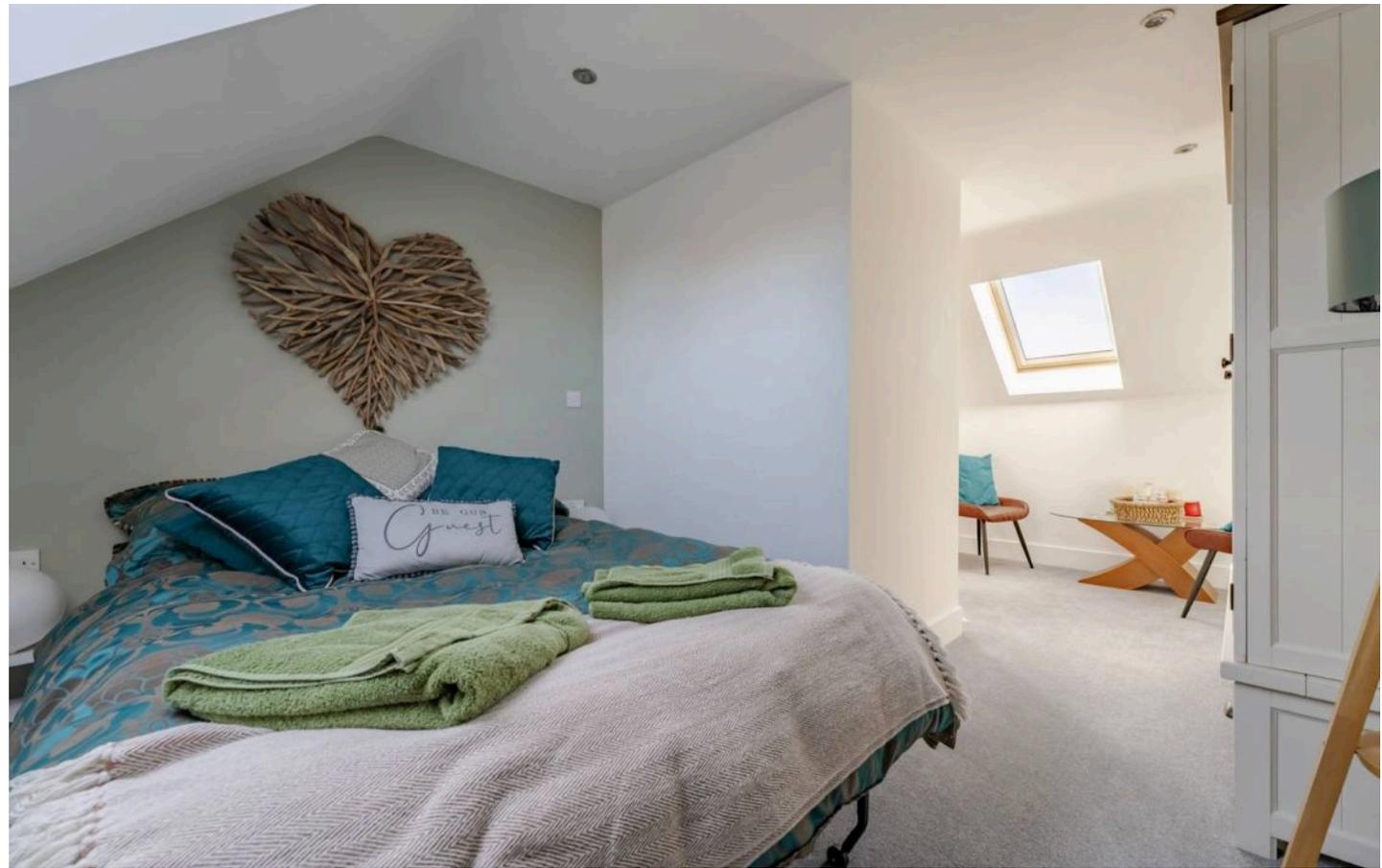
Yarmouth Road, Smallburgh

Located in the desirable Norfolk Broads village of Smallburgh, this beautifully presented three-storey semi-detached home was only built in 2023 and remains in immaculate, show-home condition. Designed with quality and modern living in mind, the property combines stylish finishes with practical space, creating a home that feels both contemporary and welcoming from the moment you arrive.

The exterior is particularly attractive, showcasing a varied red brick façade that blends seamlessly with the surrounding village setting. The warm brick tones are complemented by the thoughtfully landscaped frontage and shingle in-and-out driveway, which provides ample parking and access to the integral garage. The overall appearance is smart, clean and in keeping with its semi-rural Broads location.

Internally, the property is bright and beautifully finished throughout, with a fresh, modern décor that reflects the natural tones of the exterior and its surroundings. The spacious entrance hall leads to a dedicated study, ideal for working from home, alongside a convenient cloakroom. To the rear, the impressive kitchen/breakfast room forms the heart of the home. Fitted with sleek grey units, chrome fixtures and integrated appliances, it offers a contemporary yet timeless look.

A central island provides additional preparation space and doubles as a breakfast bar, making it perfect for both everyday living and entertaining. Doors open directly onto the enclosed rear garden, enhancing the sense of light and connection to the outdoors, while internal access leads to the integral garage.



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On the first floor, the generous lounge enjoys an elevated position overlooking the garden, offering a bright and airy living space with pleasant views beyond. The principal bedroom is also located on this level and benefits from built-in wardrobe space and a stylish en-suite shower room finished with modern fittings and clean lines. A well-appointed family bathroom serves the home with a bath and shower over.

The top floor hosts two further well-proportioned double bedrooms, both filled with natural light from Velux-style windows and offering ample space for bedroom furniture, making them ideal for family members or guests.

Outside, the fully enclosed rear garden has been thoughtfully arranged with two large patio areas, lawn, planted borders and a pergola seating space, ideal for relaxing or entertaining. In addition to the integral garage (with plumbing for laundry appliances), the property benefits from a substantial detached workshop providing extensive storage space.

Finished to a high standard throughout and offering quality design in a peaceful village setting, this modern home presents an exceptional opportunity to purchase a nearly new property with spacious accommodation, ample parking and versatile outbuildings, all with the significant advantage of no onward chain.

Agents Note

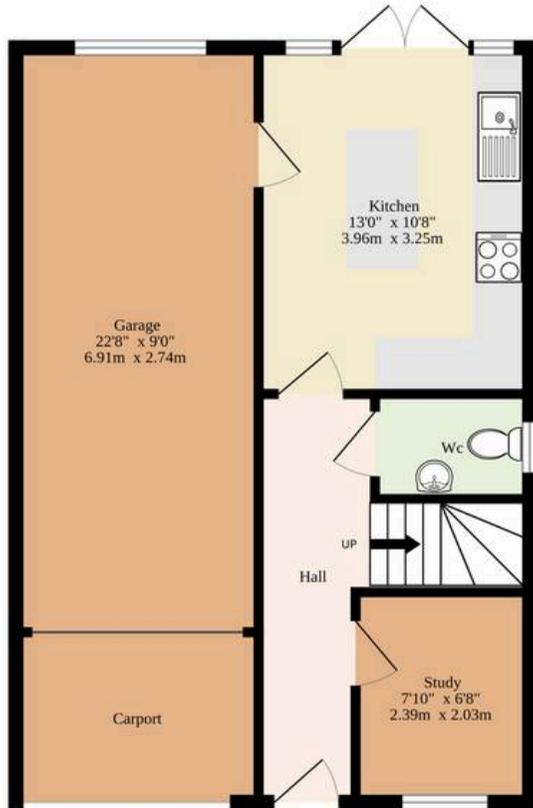
No Chain

This property will be sold freehold and connected to mains water, electricity and drainage, alongside air-source heat pump.

Covenant: the garage cannot be converted within five years of the property being newly built.



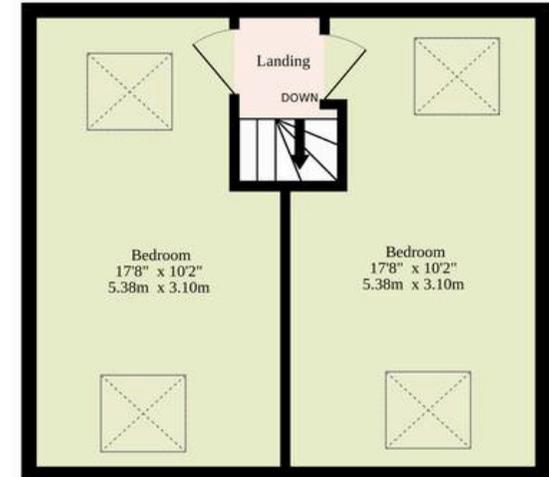
Ground Floor
484 sq.ft. (45.0 sq.m.) approx.



1st Floor
568 sq.ft. (52.8 sq.m.) approx.



2nd Floor
376 sq.ft. (34.9 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1428 sq.ft. (132.7 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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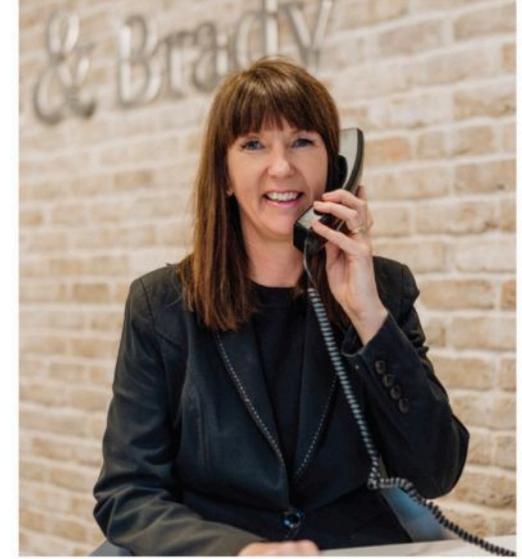
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