



8 Hardy Road, Norwich

Norwich



Minors & Brady

8 Hardy Road

This charming two-bedroom cottage delivers character in abundance, paired with thoughtful modern upgrades that make everyday living easy. Tucked away in a quiet spot yet still within easy reach of the city, it strikes a rare balance between calm and convenience. The listed building's solid construction and unique features give it a distinctive personality you won't find in newer homes. Inside, a cosy reception room welcomes you in, while the spacious, sociable kitchen stands out with its range cooker alcove and eye-catching mosaic backsplash. Upstairs, two generous double bedrooms offer flexibility, complemented by a stylishly updated bathroom with a freestanding bath and separate shower. Outside, a sunny garden, patio, courtyard, and shared common space create plenty of room to relax or entertain. Altogether, it's a home that feels both special and practical, ideal for first-time buyers or a smart investment.

- Charming two-bedroom listed cottage full of original character
- Peaceful, tucked-away location with excellent access to the city
- Beautifully renovated kitchen with a sociable, open feel
- Dedicated range cooker alcove with striking mosaic tiled backsplash
- Stylish, recently updated bathroom with cohesive design
- Freestanding bath paired with a separate corner shower
- Two well-proportioned double bedrooms offering flexible living
- Solid, well-built structure enhancing long-term durability
- Generous, sun-filled garden with a patio for outdoor living
- Additional courtyard and access to shared common outdoor space





M&B

8 Hardy Road

The Location

Hardy Road, located close to the heart of Norwich, offers a convenient and well-connected base for both residents and visitors. The area benefits from easy access to a variety of local amenities, including cafés, restaurants, and leisure facilities.

Its position makes it simple to explore the wider city, with Norwich city centre, home to historic landmarks, independent shops, and cultural attractions—reachable by a pleasant walk. Norwich City Football Club's Carrow Road stadium is also nearby, making matchdays easily accessible for sports enthusiasts.

From Hardy Road, Norwich Train Station is within walking distance, offering quick links for regional and national travel. The nearby Riverside area provides an additional hub of activity, featuring restaurants, a cinema, and scenic paths along the river.

The location also offers straightforward access to the A47, making travel to surrounding towns and the Norfolk countryside simple and efficient. For those who enjoy the outdoors, Whitlingham Country Park in Trowse is close by, perfect for lakeside walks, cycle routes, and weekend outings, often rounded off nicely with a roast at The Crown.

Altogether, Hardy Road's location combines accessibility, convenience, and close proximity to many of Norwich's most popular destinations, making it a practical and vibrant part of the city.



M&B

8 Hardy Road

Hardy Road, Norwich

This charming and characterful two-bedroom cottage presents a wonderful opportunity for first-time buyers seeking a unique home in a peaceful yet highly convenient setting. Situated in a quiet area while remaining within easy reach of the city, the property combines the best of both worlds, tranquillity and accessibility.

The building itself is a listed property, full of charm and individuality, and benefits from solid construction that enhances both its durability and sense of character.

The current owners have thoughtfully improved the home, with particular attention given to the kitchen and bathroom, both of which have been tastefully renovated. The ground floor offers an inviting reception room that provides a warm and welcoming space to relax, alongside a spacious kitchen designed with both cooking and socialising in mind.

The kitchen is a standout feature, offering ample room to dine and entertain, and includes a dedicated alcove for a range cooker, complete with an eye-catching mosaic tiled backsplash that adds a touch of personality and style.

Upstairs, the property continues to impress with two well-proportioned double bedrooms, offering comfortable and versatile living space. The bathroom has been beautifully updated to reflect a similar design aesthetic to the kitchen, featuring mosaic-style tiling, a freestanding bath, and a separate corner shower, creating a practical environment.



8 Hardy Road

Externally, the property enjoys a good-sized, sunny garden with a patio area, ideal for outdoor dining or simply relaxing in warmer months. To the rear, there is also a courtyard and access to a shared common space, which is free to use and adds further flexibility to the outdoor offering.

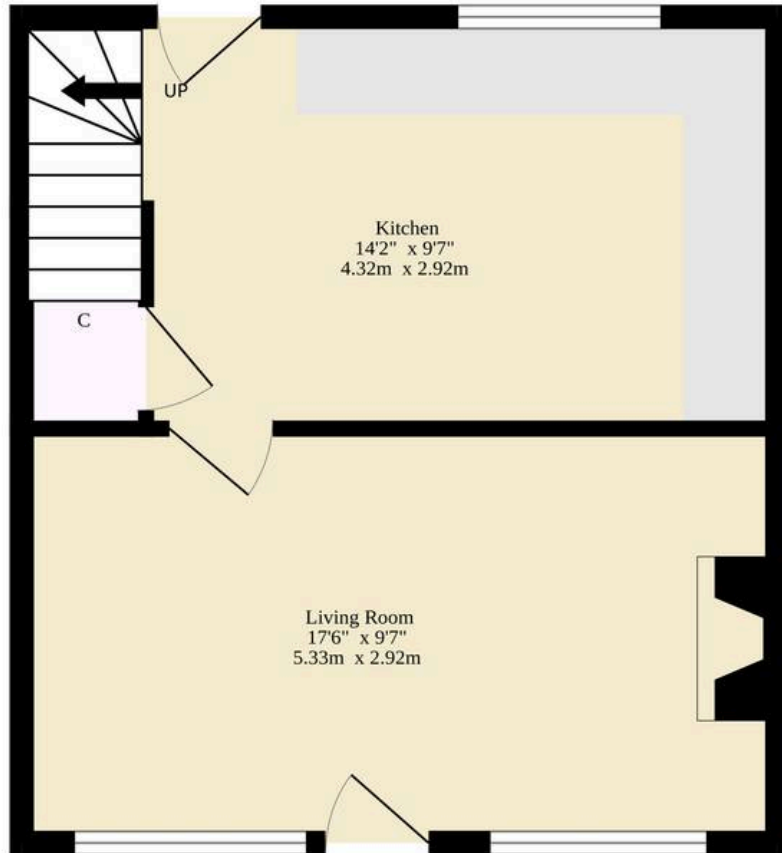
Altogether, this delightful cottage blends character, thoughtful modern improvements, and a highly desirable location, making it an ideal first home or investment opportunity.

Agents Note

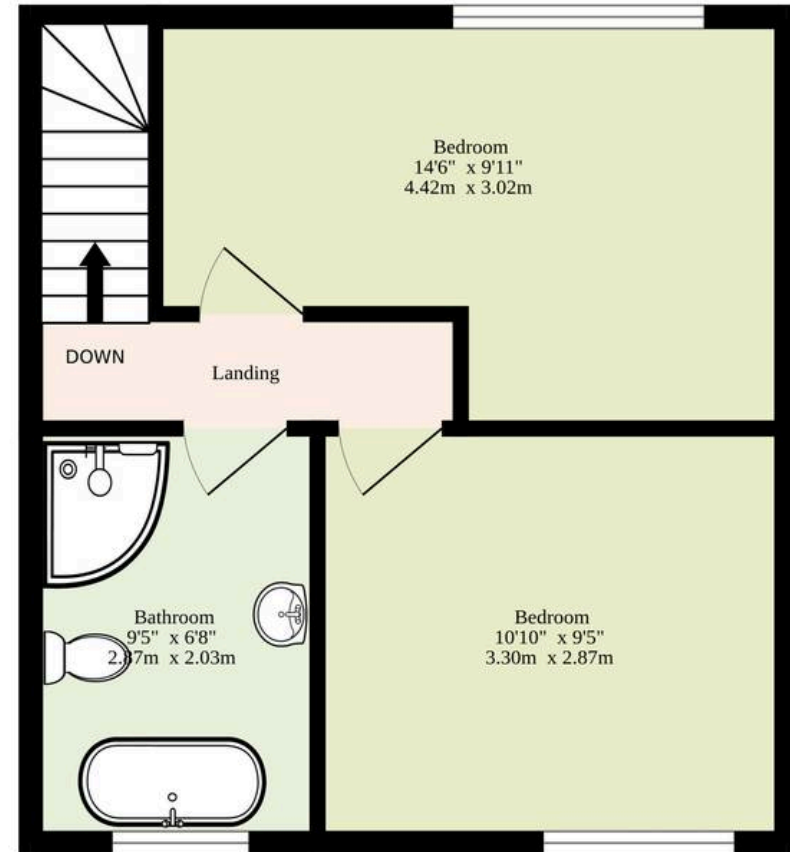
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



Ground Floor
308 sq.ft. (28.6 sq.m.) approx.



1st Floor
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 628 sq.ft. (58.3 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.

Made with Metropix ©2026

Dreaming of this home? Let's make it a *reality*.



Meet *Liam*
Branch Manager



Meet *Nagilla*
Aftersales Team Leader



Meet *Tristan*
Senior Property Lister

Minors & Brady
Your home, our market

 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk