



8 The Crofts Harpsfield, Norwich

Norwich



Minors & Brady

## 8 The Crofts Harpsfield

Surrounded by a beautifully tended garden that feels wonderfully secluded, this four-bedroom detached home immediately impresses with its outdoor space, where lawn, patio and mature planting sit against a backdrop of established trees alive with birdsong. The property enjoys excellent kerb appeal, with a driveway, integral garage and a welcoming frontage that sets the tone on arrival. Inside, the layout is both practical and comfortable, featuring a generous sitting room, a bright conservatory and a well-planned kitchen with light cabinetry and darker work surfaces. A ground-floor shower room with a built-in sauna adds a rare and enjoyable everyday luxury. Upstairs, four bedrooms and a family bathroom provide flexible accommodation suited to a range of lifestyles. Set within the popular area of Bowthorpe, this is a well-kept home offering peaceful living, everyday convenience and outdoor space that truly enhances daily life.

- Four-bedroom detached family home in Bowthorpe
- Ground-floor shower room with built-in sauna – a rare everyday luxury
- Beautifully secluded rear garden backing onto mature trees
- Attractive kerb appeal with driveway and integral garage
- Bright conservatory with patio doors opening to the garden
- Generous sitting room ideal for everyday living and entertaining
- Well-appointed kitchen with light cabinetry, dark worktops and space for a range cooker
- Four well-proportioned bedrooms with family bathroom upstairs
- Immaculately maintained garden with lawn, patio and established borders
- Peaceful setting filled with birdsong and a strong sense of privacy





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### The Location

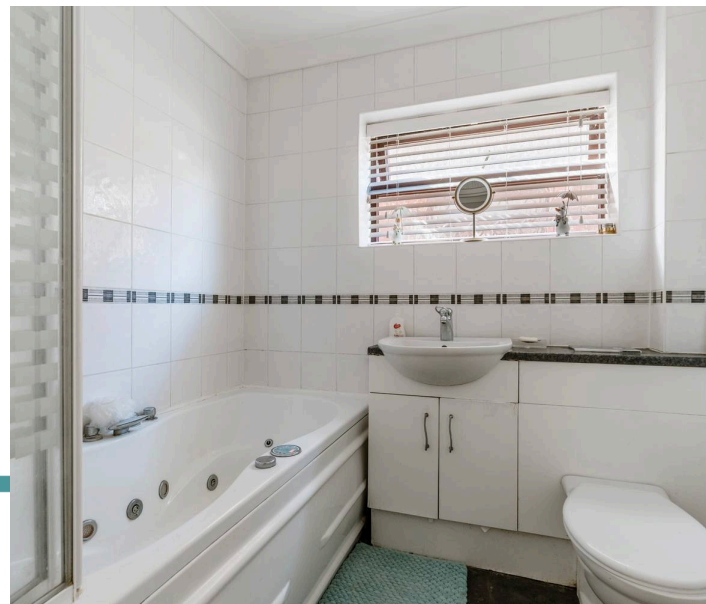
Situated in The Crofts, Bowthorpe, Norwich, NR5, this home enjoys a particularly pleasant cul-de-sac position, offering a peaceful residential setting with minimal passing traffic. The property backs onto areas of woodland, providing a lovely green outlook to the rear and attracting an abundance of birdlife, creating a tranquil environment that feels well removed from everyday bustle.

Despite its quiet setting, the location is exceptionally convenient. Bowthorpe Shopping Centre is just a five-minute walk away, providing a range of everyday amenities, including supermarkets, shops and services. A local doctor's practice and dental services are also within easy reach, while Longwater Retail Park is only a short two-minute drive, offering Sainsbury's, fuel facilities, Next, a gym and additional retail options.

Families and food lovers alike will appreciate the nearby Norfolk Food Hall, a short drive away, offering high-quality local produce, a traditional butchery, excellent breakfasts and lunches, and a small children's play area.

The area is well served by respected schooling and benefits from straightforward access to Norwich Research Park and the Norfolk and Norwich University Hospital, making it particularly appealing for healthcare professionals, academics and growing families.

Outdoor recreation is well catered for, with green spaces close by, a local park within walking distance and Bawburgh Golf Club nearby. For commuters, there is easy access to the A47, regular bus services, and convenient routes into Norwich city centre.



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### The Crofts, Norwich

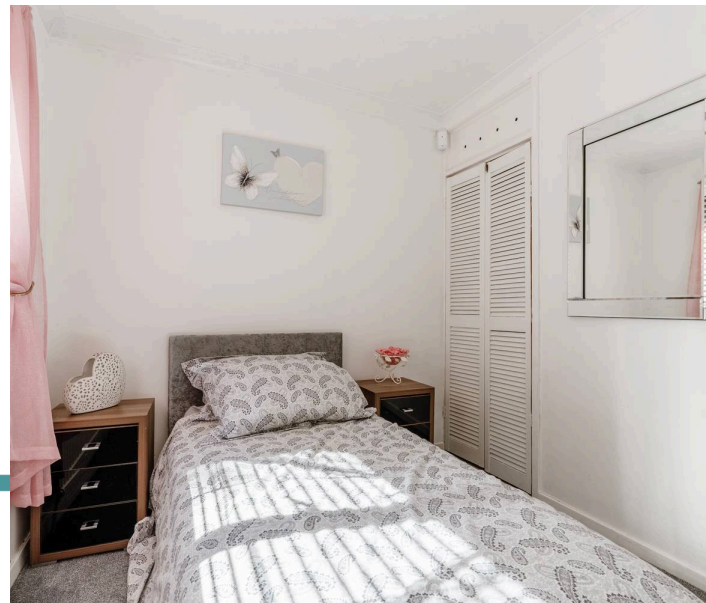
This four-bedroom detached home enjoys strong kerb appeal and occupies a pleasant setting within Bowthorpe. A smart frontage is complemented by a private driveway providing off-road parking, along with the convenience of an integral garage, giving the home a practical yet welcoming first impression.

Inside, the entrance hallway sets the tone, offering a comfortable sense of space and access to the main living accommodation. One of the standout features of the ground floor is the modern shower room, which also incorporates a sauna, an everyday luxury that is rarely found and ready to be enjoyed.

The sitting room is generously proportioned and provides a comfortable setting for both relaxing and entertaining. From here, the accommodation flows naturally through to the conservatory, creating a bright and flexible living space. The conservatory is surrounded by glazing and benefits from patio doors opening directly onto the garden.

The kitchen is well arranged and thoughtfully designed, featuring light-coloured cabinetry paired with darker work surfaces for a smart, timeless contrast. There is ample space for appliances, along with room to accommodate a large range cooker, making it both practical and well suited to everyday cooking as well as hosting.

The kitchen enjoys good natural light and sits comfortably as part of the ground-floor layout.



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Upstairs, the home offers four bedrooms, all well proportioned and served by an additional family bathroom. The arrangement works well for family life, guests, or home working, with flexibility to suit a range of needs.

Outside, the garden is beautifully cared for and immaculately presented. A large lawn is framed by well-stocked borders filled with established plants, creating colour and interest throughout the year. A patio area provides space for outdoor seating and dining, while mature trees to the rear offer a wonderful sense of seclusion.

With birdsong and greenery forming the backdrop, the garden feels calm, private and particularly peaceful.

Overall, this is a well-maintained and thoughtfully laid-out home that combines everyday practicality with a few rare and enjoyable luxuries. Set within a popular area of Bowthorpe, it offers comfortable living, attractive outdoor space and a layout ready to be enjoyed by its next owners.

### Agents Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.



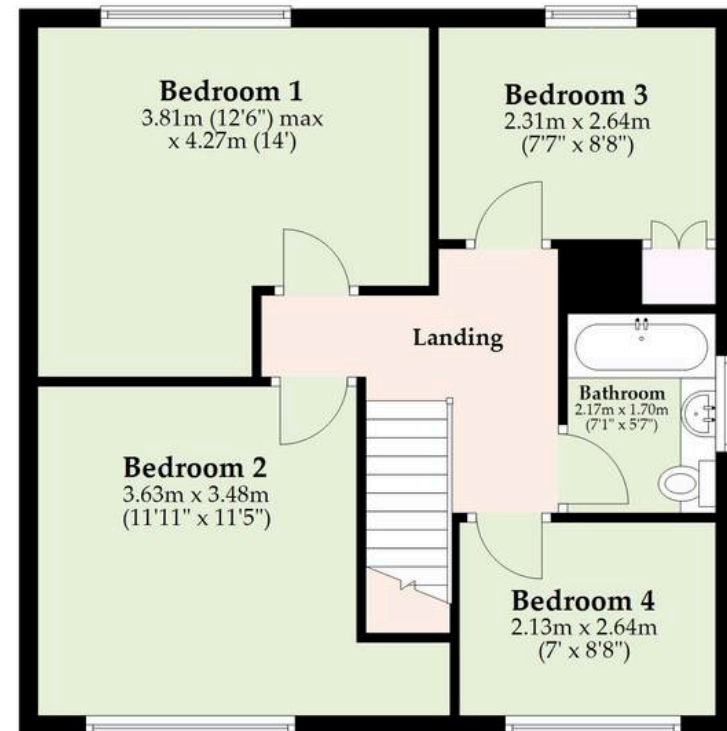
## Ground Floor

Approx. 79.0 sq. metres (849.8 sq. feet)  
(excluding Sauna)



## First Floor

Approx. 54.5 sq. metres (587.0 sq. feet)



Total area: approx. 133.5 sq. metres (1436.9 sq. feet)

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.

Plan produced using PlanUp.

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