



The Cottage Church Road, Neatishead

Norwich



Minors & Brady

The Cottage Church Road

Neatishead, Norwich

This is a home that invites you to slow the pace and enjoy the best of village living. Set along a quiet lane in Neatishead, it offers a sense of ease from the moment you arrive, a place where mornings begin with sunlight spilling into the conservatory and weekends drift effortlessly between the garden, the kitchen and the warmth of the wood burner. The layout lends itself to real life: space to gather, space to unwind and corners that naturally become your favourite spots. The garden feels like an extension of the house, with room for growing, playing, eating outdoors or simply enjoying the calm of a well-established plot. It's the kind of property that supports the life you want to lead, whether that's connecting with the village community, exploring the Broads, or creating a home that reflects your own rhythm and style. It feels lived-in in the best possible way, warm, welcoming and ready for its next chapter.



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The Cottage Church Road

Neatishead, Norwich

- Beautiful semi-detached residence positioned down a quiet lane in the sought-after Norfolk village of Neatishead
- Filled with an abundance of character and charm, showcasing 1,332sqft of spacious and flexible accommodation that can easily adapt to your own preferences
- Side entrance into a versatile reception room/boot room that is complemented by a convenient WC
- Double-aspect dining room and a comfortable living room accentuated by a brick-built fireplace with an inset wood burner, inviting relaxation and entertaining
- Kitchen/breakfast room fitted with a range of cabinetry, a butler sink, an integrated oven, a dishwasher and areas for your own appliances
- Light-filled conservatory that extends the reception space, framing views of the garden
- Three double bedrooms offering comfort and privacy, along with a family bathroom comprising of a three-piece suite
- A private, established garden featuring several seating areas, a wide range of colourful plants, a maintained lawn, vegetable beds, a greenhouse and a childrens summerhouse
- A vast shingle driveway providing off-road parking for multiple vehicles
- Nearby amenities include a village shop, pub, an Ofsted outstanding school and the scenic broads



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Neatishead

Church Road sits in a quiet corner of Neatishead, a small Broadland village surrounded by open countryside and just a short walk from the waterways of the Norfolk Broads. The setting is peaceful and green, with footpaths, lanes, and boatyards nearby offering easy access to the outdoors. Neatishead has a well-used community shop and post office, plus the White Horse Inn, giving residents everyday essentials without leaving the village. For supermarkets and a wider range of services, people typically head to Hoveton or Stalham, both within a straightforward drive.

Families are served by Neatishead Church of England Primary School, with other nearby options including Horning Primary, Ludham Primary, and Broadland High Ormiston Academy in Hoveton for secondary education. Transport links are rural but workable: local buses connect the village with Hoveton, and Hoveton & Wroxham railway station provides rail access to Norwich and the coast.

Life on Church Road suits anyone who values a slower pace, village community, and the ability to reach the Broads on foot, all while staying within easy reach of shops, schools, and practical connections.



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Set along a quiet lane in the well-regarded village of Neatishead, this semi-detached home offers a thoughtful balance of character, comfort and modern practicality. Its position within the village feels peaceful yet connected, with the Broads and local amenities close at hand.

The interior unfolds in a considered and welcoming way. A side entrance leads into a versatile reception space that works naturally as a boot room, garden room or informal sitting area, with a cloakroom positioned conveniently nearby. From here, the house opens into a bright, double-aspect dining room that lends itself to relaxed gatherings and everyday living. The sitting room has a warm, grounded atmosphere, centred around a brick fireplace with an inset wood burner, a feature that brings both charm and a sense of home.

The kitchen and breakfast room is arranged with classic cabinetry, a butler sink and integrated appliances, with further space for your own additions. It is a practical and sociable room, well suited to cooking, conversation and the rhythm of daily life. Beyond this, a light-filled conservatory extends the reception space and frames views of the garden, creating a natural link between indoors and out.

Upstairs, the landing includes useful built-in storage and leads to three comfortable double bedrooms, each offering privacy and a pleasant outlook. The family bathroom is arranged with a traditional three-piece suite, including a bathtub, a hand wash basin and a toilet.



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The garden is a standout feature, established, private and thoughtfully arranged to encourage time spent outdoors. A choice of seating areas allows you to enjoy different aspects of the space, while colourful planting, a maintained lawn and productive vegetable beds create a setting that feels both cared for and full of interest. A greenhouse and children's summerhouse add further appeal.

To the side, a wide shingle driveway provides generous parking for several vehicles.

This is a home that offers character, flexibility and a strong sense of place. Its layout, setting and well-tended garden make it an appealing choice for anyone looking to put down roots in a sought-after Norfolk village with the Broads and coast within easy reach.

Agents Notes

Freehold

Connected to mains water, electricity and drainage.

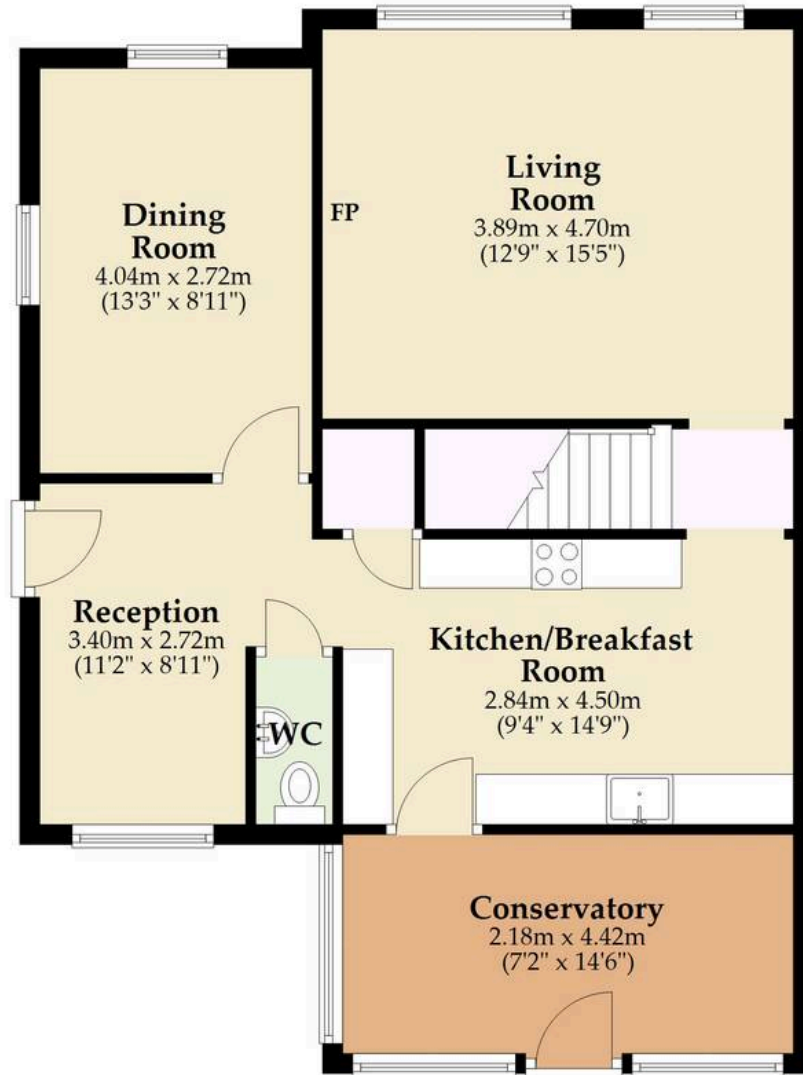
Economy 7 storage heaters.



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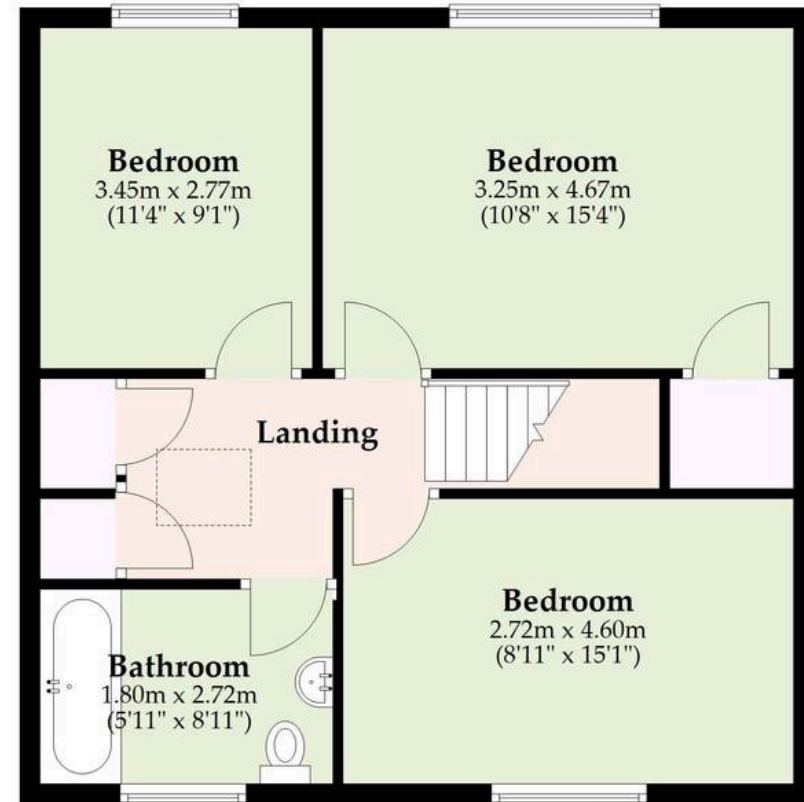
Ground Floor

Approx. 68.7 sq. metres (739.0 sq. feet)



First Floor

Approx. 55.1 sq. metres (593.6 sq. feet)



Total area: approx. 123.8 sq. metres (1332.6 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.

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



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Minors & Brady
Your home, our market



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