



1 Hartbee Road, Norwich  
Norwich

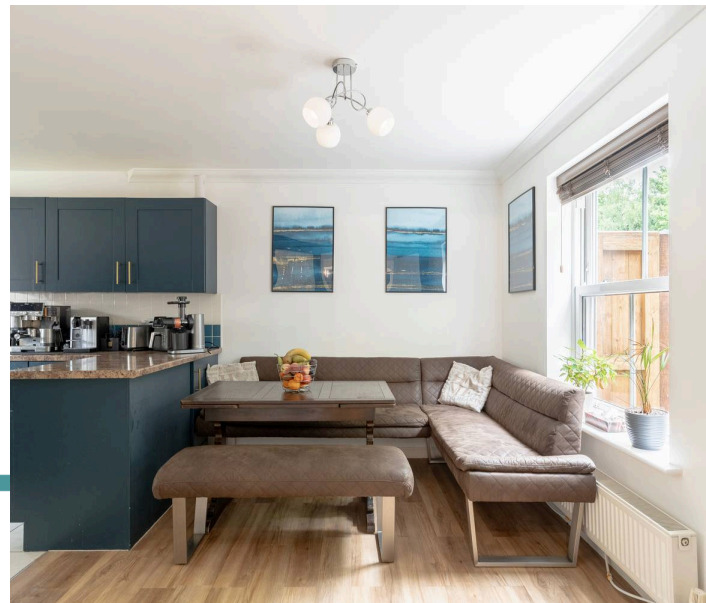


Minors & Brady

# 1 Hartbee Road

A superb family home designed for stylish living and year-round enjoyment. This beautifully presented detached home in Old Catton combines modern style with practical family living, all within easy reach of Norwich and local amenities. The spacious layout includes a bright dual-aspect sitting room with French doors opening onto the garden, alongside a stylish kitchen/dining space perfect for hosting and everyday life. Upstairs offers three well-proportioned double bedrooms, including a main suite with fitted storage and en suite shower room. Outside, the landscaped garden is designed for year-round enjoyment, complete with a covered seating area featuring lighting, heating and weather protection. The former garage has been cleverly converted into a dedicated office, while ample off-road parking ensures practicality matches the home's impressive appeal.

- Detached family home in popular Old Catton location
- Three spacious double bedrooms throughout
- Principal bedroom with en suite shower room
- Stylish kitchen/dining room ideal for modern living
- Bright dual-aspect sitting room with garden access
- Private rear garden with lawn and entertaining space
- Timber-built covered seating area with heating and lighting
- Converted garage providing a dedicated office space
- Ample off-road parking on a generous driveway
- Excellent access to local amenities, schools and transport links





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# 1 Hartbee Road

## The Location

Set within the well-regarded village of Old Catton, this location offers the best of both village living and everyday convenience. There's a naturally calm and settled feel to the area, while still being within easy reach of Norwich city centre, whether by a short drive or regular bus routes, making day-to-day life simple and accessible.

The village is well connected, with straightforward access to the Northern Distributor Road (NDR), allowing for easy travel across the region. Norwich International Airport is also close by, adding an extra layer of practicality for those who travel for work or leisure.

Everyday amenities are close at hand, with a nearby Co-op and a range of shops, cafés, and services available both within Old Catton and the surrounding areas. It's a location where daily life feels easy, with everything you need within reach.

Families are particularly drawn to the area for its strong sense of community and the range of local schooling options nearby, making it a popular and practical choice for long-term living.

One of the real highlights is Catton Park, just a short distance away. It's the kind of place that becomes part of daily routine, ideal for dog walks, a quiet stroll, or simply getting some fresh air. With open space, mature trees and regular community events, it adds a wholesome charm to the area and makes it easy to enjoy the outdoors all year round.



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# 1 Hartbee Road

## Hartbee Road, Old Catton

This attractive detached family home in the sought-after suburb of Old Catton offers a wonderful balance of modern living and versatile space, perfectly suited to both everyday family life and entertaining. Set back from the road, the property enjoys a generous frontage with ample off-road parking and a smart approach that immediately creates a welcoming first impression.

Its location provides easy access to local amenities, reputable schooling and transport links into Norwich city centre, making it ideal for a range of buyers.

Inside, the home is thoughtfully arranged with a light and airy entrance hall leading through to well-proportioned living spaces. The sitting room is particularly inviting, benefitting from a dual aspect that fills the space with natural light, along with French doors that open directly onto the rear garden. This creates a seamless flow between indoor and outdoor living, ideal for relaxing or hosting guests. A convenient cloakroom completes the ground floor layout.

The heart of the home is the stylish kitchen/dining room, designed with both practicality and sociability in mind. It features contemporary cabinetry with a bold yet refined finish, complemented by generous work surfaces and space for everyday appliances. There is ample room for a large dining table, making it a perfect setting for family meals or gatherings with friends. The layout naturally encourages conversation and connection, whether cooking or dining.



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Upstairs, the property continues to impress with three comfortable double bedrooms. The principal bedroom includes fitted storage and its own en suite shower room, creating a private retreat. The remaining bedrooms are served by a well-appointed family bathroom, offering flexibility for families, guests or those working from home.

One of the standout features of this home is the rear garden, which has been designed with entertaining in mind. The lawned area provides plenty of space for outdoor activities, while a beautifully constructed timber covered seating area creates a sheltered spot that can be enjoyed all year round.

Complete with lighting, heating and weather-resistant coverings, it is an ideal space for hosting gatherings in any season.

In addition, the garage has been thoughtfully converted into a dedicated office space, offering a quiet and practical environment for remote working, hobbies or additional living needs. This valuable conversion enhances the overall versatility of the property while still maintaining excellent external space and parking.

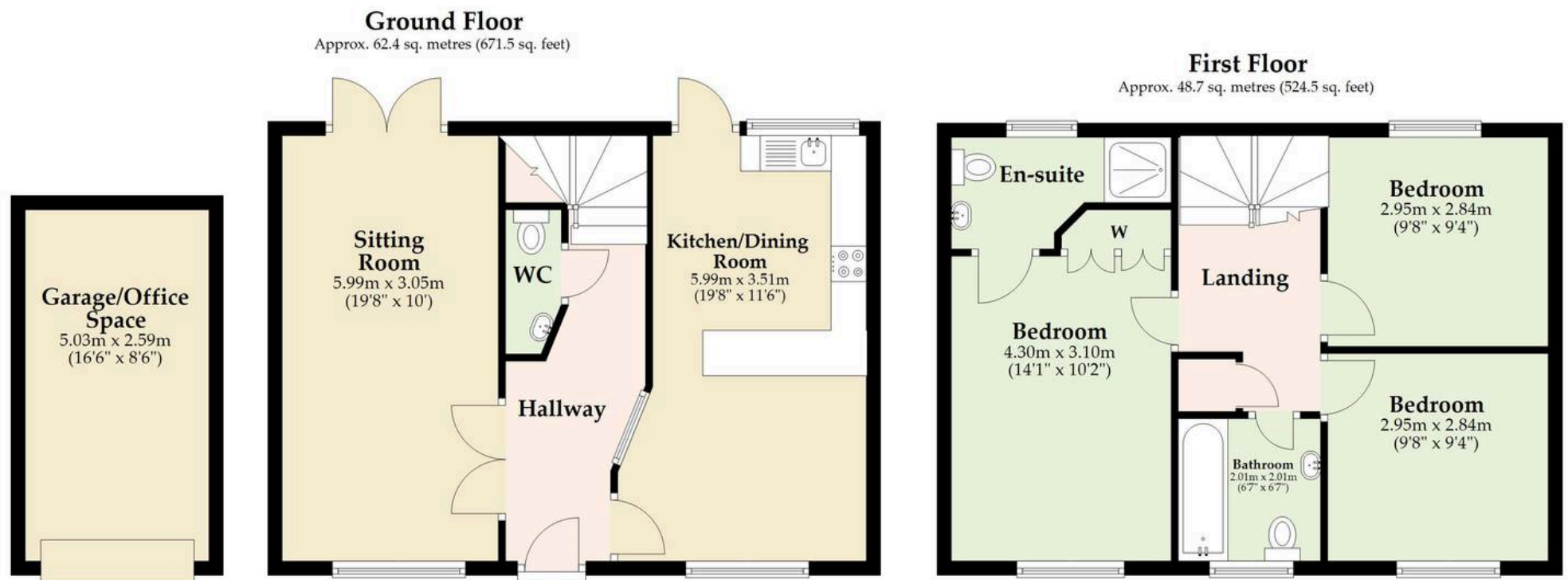
Overall, this is a well-presented and highly functional family home in a popular location, combining modern comforts with exceptional entertaining features and flexible living space.

## Agents Note

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

Boiler replaced in 2025, for peace of mind.





Total area: approx. 111.1 sq. metres (1196.1 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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