



56 Coller Road, Norwich

Minors & Brady



56 Collier Road

Norwich

A beautifully presented detached home, finished to an exceptional standard and ready to enjoy from day one. Constructed in 2023, this stylish property offers contemporary living with a bright and spacious layout designed for modern family life. The heart of the home is the impressive kitchen/dining room, complemented by a generous sitting room with French doors opening onto the landscaped rear garden. Upstairs, three well-proportioned bedrooms are served by a family bathroom, while the principal bedroom benefits from its own ensuite and fitted wardrobe. Outside, the beautifully maintained garden provides a private space for relaxing and entertaining, complete with a versatile garden studio offering excellent work-from-home potential. With off-road parking, high-quality finishes and a sought-after Old Catton location, this exceptional home is sure to attract strong interest.

- Beautifully presented detached home built in 2023
- Stylish and contemporary accommodation throughout
- Three well-proportioned bedrooms throughout
- Impressive kitchen/dining room for entertaining
- Bright and spacious sitting room with garden access
- Principal bedroom with ensuite shower room
- Modern family bathroom and ground floor WC
- Landscaped rear garden designed for enjoyment
- Versatile garden studio with power and lighting
- Driveway parking in sought-after Old Catton location



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The Location

Coller Road is situated within Old Catton, one of Norwich's most sought-after locations, offering the perfect balance between a peaceful village atmosphere and the convenience of city living. Well established and popular with families, professionals and retirees alike, the area enjoys a strong sense of community alongside excellent local amenities.

Residents benefit from a wide range of everyday facilities, including nearby supermarkets, independent shops, cafés, restaurants and traditional public houses, ensuring daily essentials are always within easy reach. Healthcare services, leisure facilities and community groups further enhance the area's appeal, making it a practical and desirable place to call home.

Families are particularly drawn to Old Catton due to the selection of well-regarded schooling options available in the surrounding area, while a variety of parks and green spaces provide opportunities for outdoor recreation. Catton Park is a particular highlight, offering extensive open grounds, mature woodland and scenic walking routes, creating an attractive environment for dog walkers, runners and those looking to enjoy nature close to home.

For commuters, Old Catton enjoys excellent transport links. Regular bus services provide easy access into Norwich city centre, where an extensive range of shopping, dining, cultural and entertainment facilities can be found. The nearby Norwich Ring Road also offers straightforward connections to the A47, Northern Distributor Road (Broadland Northway), surrounding villages and the Norfolk coastline.

Adding further appeal, Norwich Airport is located just a short distance away, providing valuable convenience for business travellers and those who travel regularly for leisure. Combined with its excellent amenities, green open spaces and strong transport connections, Old Catton continues to be one of the most desirable residential locations on the northern side of Norwich.



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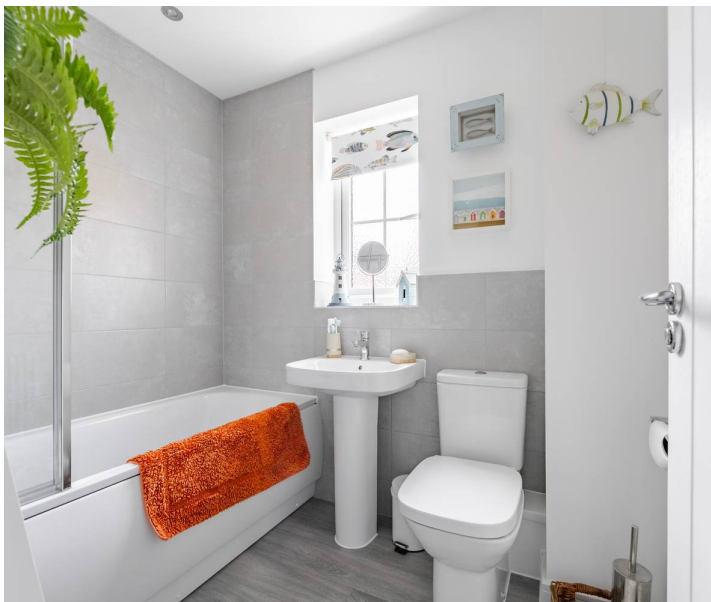
Coller Road, Old Catton

Built in 2023 and beautifully enhanced by the current owners, this impressive detached home offers stylish, contemporary living in a highly sought-after Old Catton location. Thoughtfully designed throughout and presented to an exceptional standard, the property is perfectly suited to modern family life, combining high-quality finishes with practical and versatile accommodation.

The welcoming entrance hall provides access to all principal ground floor rooms and immediately sets the tone for the home. At the heart of the property is the stunning kitchen/dining room, a bright and sociable space designed for everyday living and entertaining alike. Fitted with an attractive range of units and a selection of integrated appliances, the kitchen offers both functionality and style, while the dining area comfortably accommodates family meals, gatherings with friends and special occasions. A convenient ground floor WC adds further practicality.

The sitting room is equally impressive, providing a comfortable retreat for relaxing at the end of the day. Generous glazing and French doors create a strong connection to the garden, allowing natural light to flood the room while providing seamless access to the outdoor space during the warmer months.

Upstairs, there are three well-proportioned bedrooms, including an attractive principal bedroom complete with a stylish ensuite shower room and bespoke fitted wardrobe. The remaining bedrooms are served by a contemporary family bathroom, creating a layout that works perfectly for families, guests or those requiring dedicated home office space.



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Outside, the property truly comes into its own. The rear garden has been thoughtfully landscaped to create an attractive, low-maintenance environment that can be enjoyed throughout the year. A generous patio area provides the ideal setting for outdoor dining and entertaining, while the lawned garden offers space for children, pets and everyday enjoyment. Mature planting, hedging and established borders help create a pleasant sense of privacy.

A particularly appealing feature is the detached garden studio, complete with power and lighting. This versatile space lends itself to a variety of uses, whether as a home office, creative studio, gym, hobby room or simply a peaceful place to unwind away from the main house.

Further benefits include off-road parking for two vehicles and the reassurance of a nearly new home that has been exceptionally well maintained from day one. Offering stylish interiors, flexible living space and a superb outdoor setting, this is a fantastic opportunity to acquire a turn-key home in a popular and convenient Norwich location.

Agent's Note

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

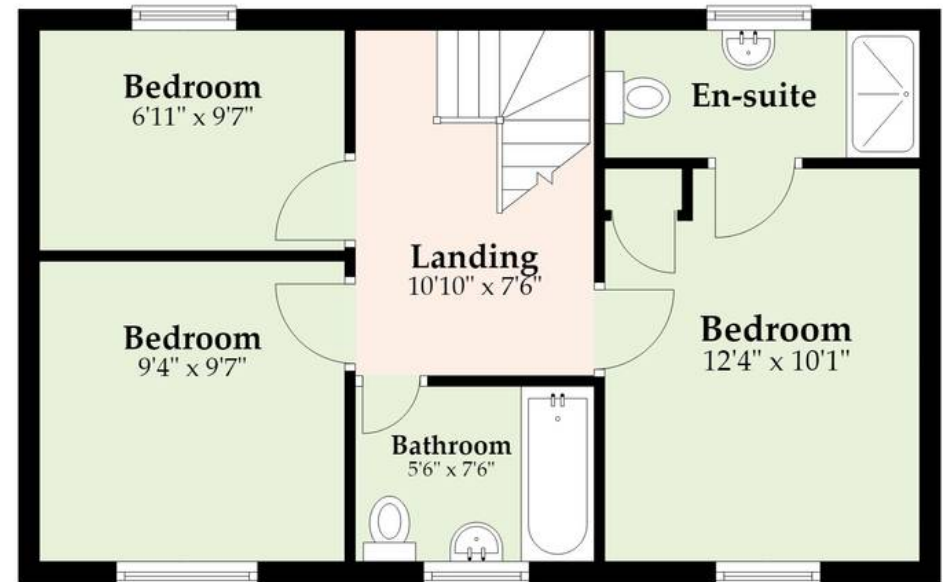


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Ground Floor
Approx. 457.1 sq. feet



First Floor
Approx. 461.0 sq. feet



Total area: approx. 918.1 sq. feet

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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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wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

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