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4 Neaves Close, Catfield, Norfolk, NR29 5FD

Located in the picturesque Broadland village of Catfield, with easy access to Stalham, Potter Heigham and Wroxham, this well-presented two-bedroom home offers an ideal countryside retreat for first-time buyers or property investors alike. Catfield is a popular and well-served village, featuring a primary school, village shop, post office, village hall, and the welcoming The Crown Inn.

Set back from the road, the property is approached via a paved pathway bordered by a neatly maintained lawn garden. To the rear, an enclosed, low-maintenance garden provides a private space for relaxing and entertaining, complete with a timber storage shed. The property also benefits from off-road parking accessed from the rear.

Internally, a welcoming entrance hall leads to a convenient cloakroom and a comfortable lounge, with double doors opening into a modern kitchen/dining room. Further double doors provide direct access to the rear garden, creating a bright and sociable living space. To the first floor, there are two bedrooms and a family bathroom.

Alongside excellent village amenities, the property is well positioned for exploring the wider area. The historic city of Norwich lies less than twenty miles away, the bustling market town of Stalham is approximately three miles to the north, and the beautiful sandy beaches of the North Norfolk coastline are within seven miles to the east, offering the very best of countryside, coast, and Broads living.



Terraced



House



Modern



1 Bathroom
1 Cloakroom



1 Reception



2 Bedrooms



Tax Band B



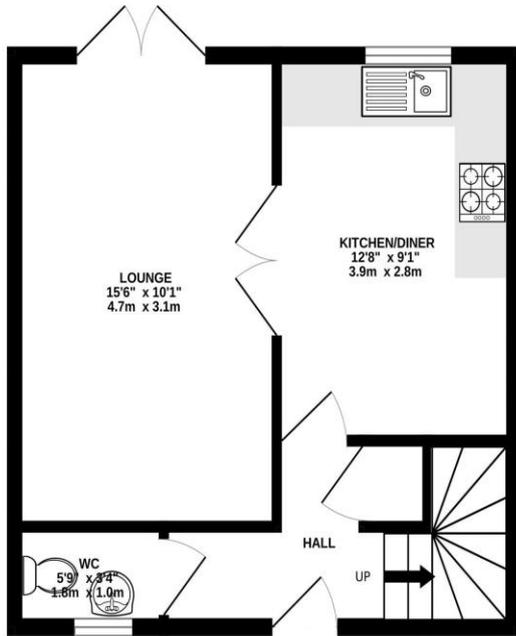
Off-Road
Parking



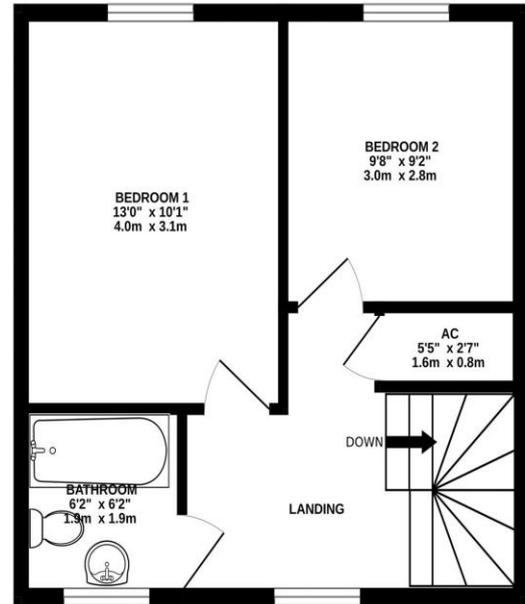
No
Garage



GROUND FLOOR
360 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 728 sq.ft. (67.6 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.
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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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