



20 Harness Maker Way, Hethersett

£230,000 Freehold

Perfectly placed on the southwest side of Norwich, this immaculate home on Harness Maker Way offers effortless access to the N&N Hospital and UEA, making it a prime choice for first-time buyers and professionals alike. Located in the sought-after village of Hethersett, the property merges modern living with the charm of a well-connected community. With excellent local amenities and green spaces nearby, daily life is made both easy and enjoyable. The home itself is stylish, well maintained, and ready to move into—ideal for those wanting a low-maintenance, high-comfort lifestyle. Complete with a private garden, car port, and two parking spaces, this is a home that delivers on both practicality and presentation.

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The Location

Positioned in the delightful village of Hethersett, Harness Maker Way offers an immaculate property that suits a variety of lifestyles. This vibrant community provides easy access to a park, church, village hall, pubs, restaurants, and a library, making it an ideal location for those seeking convenience. Families



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Daily essentials are catered to with a local Co-op and Tesco Express, while nearby Wymondham expands shopping choices with Lidl and Waitrose. Commuters benefit from swift A47 access and proximity to Norwich city centre, just seven miles away, offering extensive amenities and entertainment. Hethersett's popularity stems from its mix of peaceful village living and excellent connectivity, making it a desirable location for all ages.

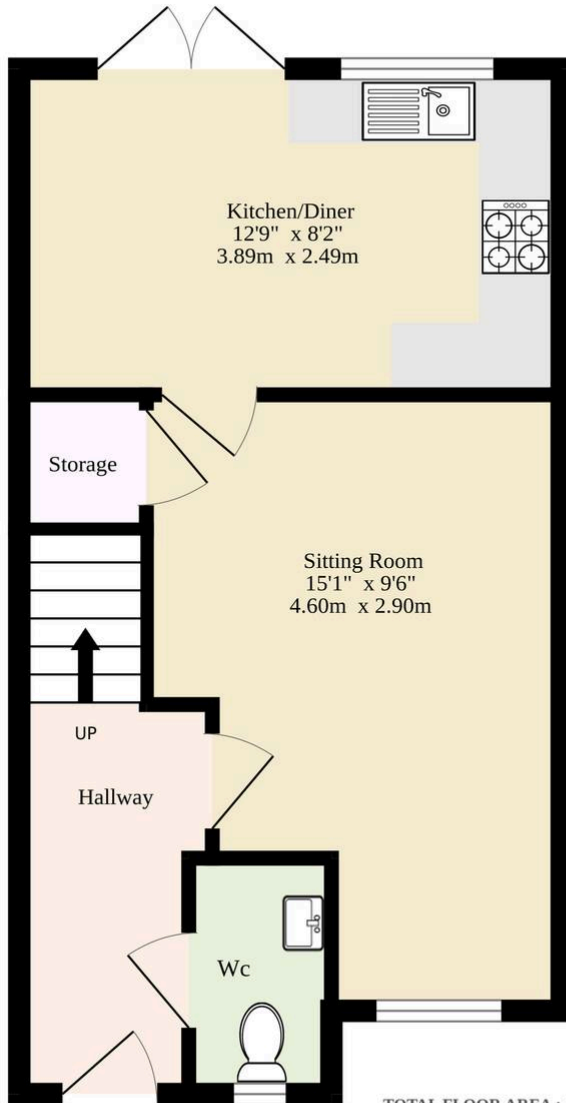
Harness Maker Way

An excellent opportunity for first-time buyers, this beautifully presented home is ideally located near the hospital and the University of East Anglia—perfect for professionals, students, or anyone wanting easy access to key amenities. Thoughtfully maintained and tastefully decorated throughout, this property is turn-key ready with modern touches and practical features in every corner.

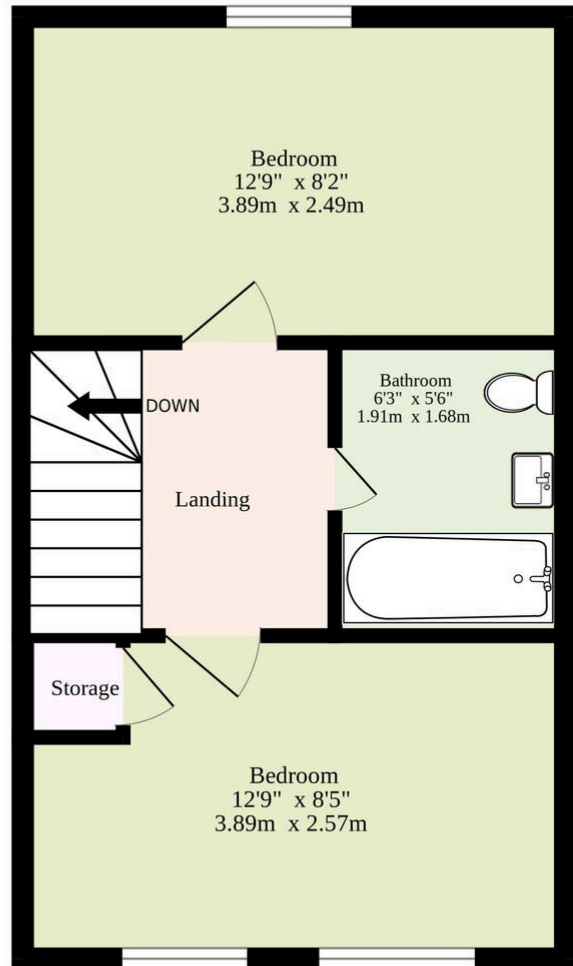
The entrance hallway is spacious and immediately practical, complete with a conveniently located WC—ideal for guests, so the upstairs can remain undisturbed. The sitting room feels cosy yet bright thanks to its front-facing window and a bold green feature wall that brings character and warmth to the space. Under-stair storage adds valuable functionality without compromising on style, and a single door leads neatly through to the kitchen/diner.



Ground Floor
298 sq.ft. (27.7 sq.m.) approx.



1st Floor
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 592 sq.ft. (55.0 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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