



35 Sargeant Way, Hethersett

Norwich



Minors & Brady

35 Sargeant Way

Hethersett, Norwich

This modern detached home, built in 2021, presents a superb opportunity to secure a well-designed property in the ever-popular village of Hethersett. Combining the advantages of a contemporary new build with generous living space and a south-facing garden, the house is perfectly suited to family life or those seeking a well-connected base close to Norwich. Its location offers excellent convenience, being within easy reach of the Norfolk & Norwich Hospital, a local primary school, and the nearby police station, alongside a variety of village amenities. Thoughtfully planned and well-finished, the home also benefits from modern fixtures and integrated appliances, creating a practical yet inviting place to live.

- Modern detached family home built in 2021
- Spacious lounge with front-facing outlook
- Large kitchen/diner with integrated appliances including fridge/freezer, washing machine, and dishwasher
- Convenient downstairs WC
- Three bedrooms off the landing, including a generous principal bedroom with ensuite
- Family bathroom with modern fittings
- South-facing rear garden offering excellent natural light
- Two allocated parking spaces to the rear of the property
- Located close to the Norfolk & Norwich Hospital, local primary school, and police station



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Location

Sargeant Way is set within the sought-after village of Hethersett, a thriving community just south-west of Norwich. The property enjoys excellent access to local amenities, including a highly regarded primary school, convenience stores, a medical centre, and sports facilities, while Longwater Retail Park and the Norfolk and Norwich University Hospital are both within easy reach. Regular bus services and strong road links connect the village to Norwich city centre, Wymondham, and major routes such as the A11. Surrounded by open countryside yet well-connected, Hethersett offers a balance of village living with the convenience of nearby urban amenities.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



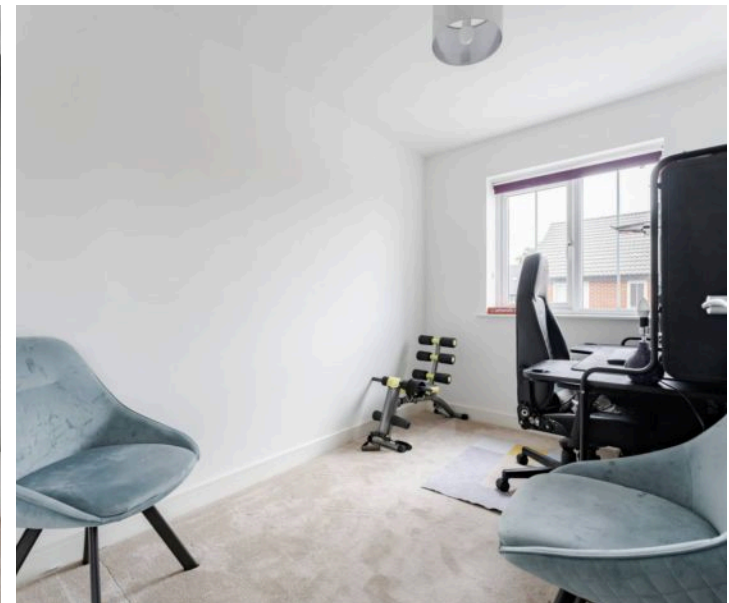
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Stepping into the property, the entrance hall sets the tone, offering access to the main reception areas and a useful downstairs WC. To the left, the spacious lounge creates a comfortable environment for everyday living, featuring a front-facing window that brings in plenty of natural light. To the right, the impressive kitchen/diner stretches across the width of the property and serves as the social hub. Fitted with modern units, it includes a fridge/freezer, washing machine, and dishwasher neatly integrated into the design. There is ample space for a dining table, making it the perfect spot for family meals, entertaining friends, or working from home when needed. Patio doors open to the garden, further enhancing the sense of space and connection between indoors and outdoors.

The first floor is arranged around a central landing, giving access to three bedrooms and the family bathroom. The main bedroom is a standout feature, comfortably sized and enhanced by its own ensuite shower room for added privacy and convenience. The two further bedrooms offer flexibility for family, guests, or a home office, and are served by a modern family bathroom fitted with a three-piece suite.



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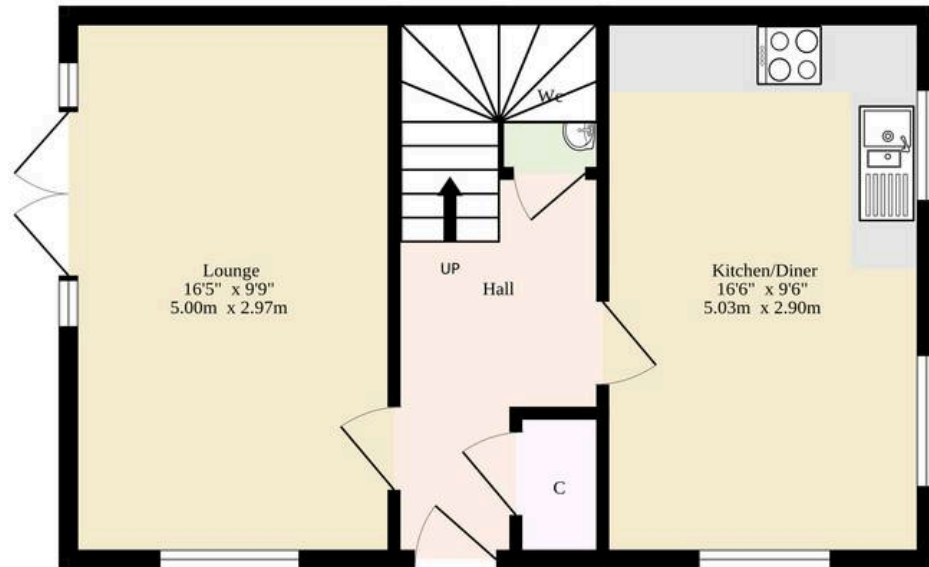
Hethersett, Norwich

Outside, the rear garden enjoys a south-facing aspect, creating a bright and sunny outdoor space that can be enjoyed throughout the day. It offers plenty of potential for both relaxation and entertainment. To the front, the property benefits from parking to the rear, completing the appeal of this excellent home.

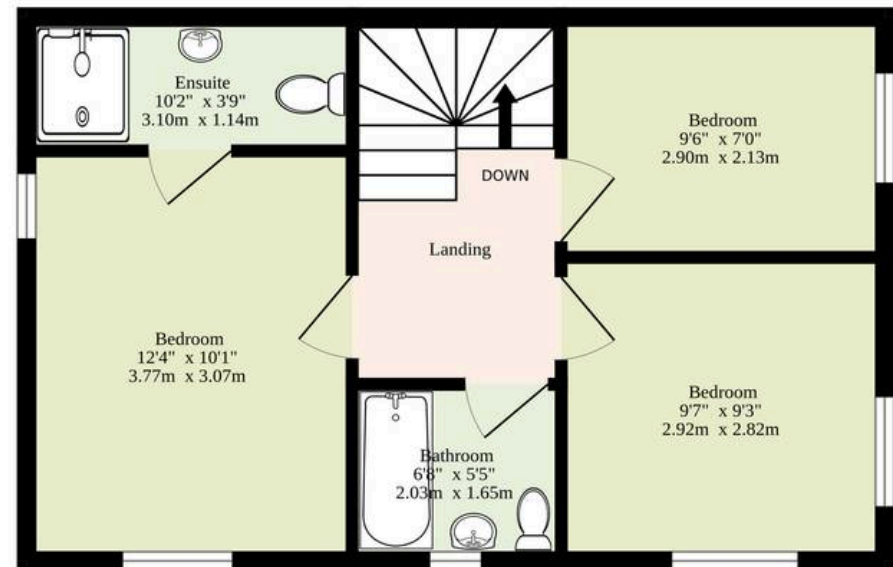


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Ground Floor
419 sq.ft. (38.9 sq.m.) approx.



1st Floor
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 832 sq.ft. (77.3 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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Meet *Rosie*
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