



50 Harness Maker Way, Hethersett

Norwich



Minors & Brady

50 Harness Maker Way

Hethersett, Norwich

Located on the established Persimmon estate in Hethersett, this detached family home offers over 1,200 sq. ft. of versatile living space on a generous corner plot. The property features four double bedrooms, three with built-in wardrobes, including a master with en-suite, alongside a family bathroom. The ground floor includes three reception rooms, highlighted by a 20' open-plan kitchen and dining area with integrated appliances, flowing to the rear garden through French doors. A study, utility room, and ground-floor WC add further practicality for modern family life. Externally, the home benefits from off-road parking, a detached brick garage, and a larger-than-average manicured rear garden. Situated in a well-served village with shops, schools, pubs, and excellent transport links, the property offers both convenience and a strong sense of community.

- Impressive detached family home set on a generous corner plot
- Over 1,200 sq. ft. of versatile, well-presented living space
- Four spacious double bedrooms, three with built-in wardrobes
- Master bedroom with stylish en-suite shower room
- Three reception rooms including a bright 20' open-plan kitchen and dining area, perfect for family life and entertaining
- Modern kitchen with integrated appliances, dual ovens, and a four-ring gas hob
- Handy utility room and convenient ground-floor WC
- Larger-than-average, beautifully maintained private rear garden ideal for outdoor entertaining and family play
- Off-road parking for multiple vehicles and detached brick garage
- Situated on the highly sought-after Persimmon estate in Hethersett, close to excellent schools, local shops, cafés, pubs, and superb transport links





M&B

50 Harness Maker Way

Hethersett, Norwich

The Location

Situated on the popular Persimmon estate in one of Norfolk's most sought-after villages, this home offers the perfect balance of community charm and modern convenience. Everyday essentials are close by, including a village convenience shop, Tesco, Co-op, and Boots.

The village also offers two welcoming pubs, a social club, and popular cafés such as Esquires. For fresh, locally sourced produce, a nearby farm shop features a bakery and on-site butchery. Well-regarded schools, including Hethersett Academy, and a vibrant village hall hosting regular events further enhance the appeal.

The market town of Wymondham, just a few minutes away, provides additional amenities such as Waitrose and Lidl. Excellent transport links include regular buses, nearby access to the A11 and A47, and Wymondham Train Station, offering direct services to Cambridge.

Norwich city centre is only 15 minutes away, with a wide array of shops, restaurants, and cultural attractions. For leisure, the village also benefits from a park with a large recreation field, ideal for dog walks, children's play, and sports.



M&B

50 Harness Maker Way

Hethersett, Norwich

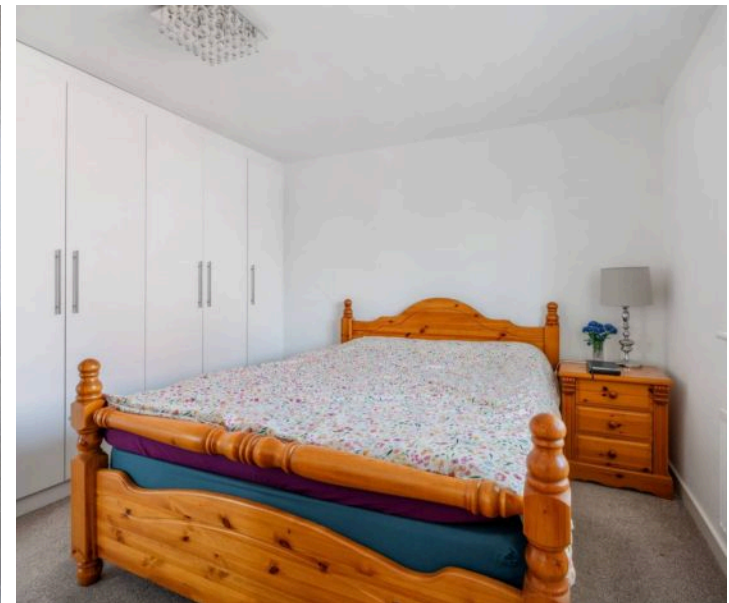
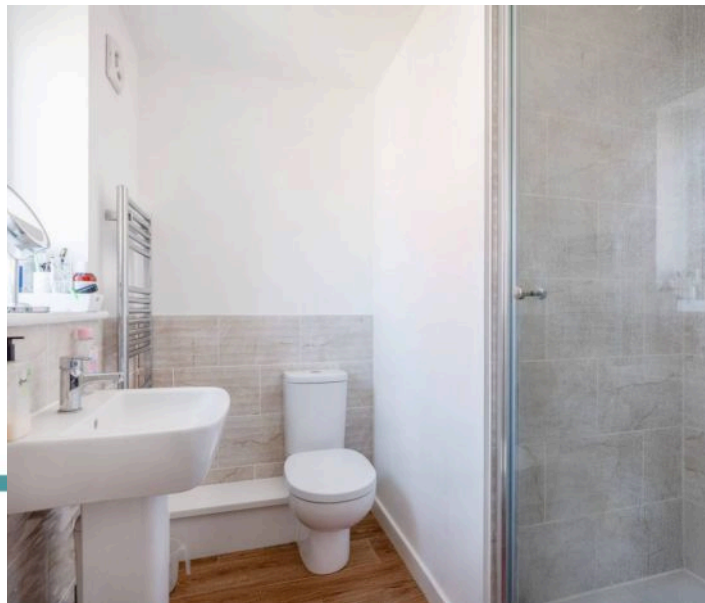
Harness Maker Way, Hethersett

This impressive detached family home, set on a generous corner plot, offers over 1,200 sq. ft. of versatile living accommodation. Featuring off-road parking, a detached brick garage, and a larger-than-average rear garden, the property combines both functionality and style, ideal for modern family life.

The ground floor is designed with family living in mind, boasting three reception rooms including a 20' open-plan kitchen and dining area. The kitchen is fitted with integrated appliances, dual ovens, and a four-ring gas hob, flowing seamlessly into the dining space that opens onto the rear garden through French doors.

A convenient utility room, with space for laundry appliances and housing the gas combination boiler, sits adjacent to a ground-floor WC.

A versatile study at the front of the home offers potential as a home office, playroom, or snug, while the main living room provides a generous front-facing space perfect for relaxing or entertaining.



M&B

50 Harness Maker Way

Hethersett, Norwich

Upstairs, the first-floor landing leads to four double bedrooms, three of which feature built-in wardrobes. The master bedroom enjoys garden views, ample floor space, and an en-suite shower room, while the family bathroom is fitted with a three-piece suite, including a bath with overhead electric shower. Two of the smaller bedrooms also offer comfortable double accommodation, providing flexibility for growing families or guests.

Externally, the property benefits from a manicured rear garden, ideal for outdoor entertaining and family activities. The driveway provides space for multiple vehicles, while a timber gate offers direct access to the private garden. With a well-maintained frontage featuring a lawn and colourful planting, this home combines practical living with a welcoming kerb appeal.

Agents Note

Sold Freehold

Connected to all mains services.

Maintenance £135 paid annually.

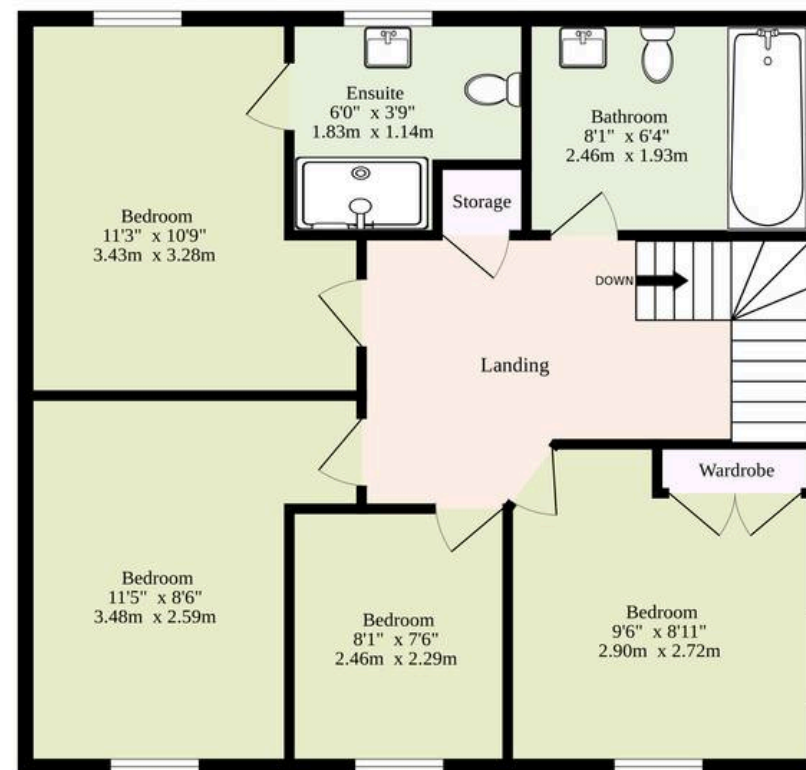


M&B

Ground Floor
754 sq.ft. (70.0 sq.m.) approx.



1st Floor
544 sq.ft. (50.5 sq.m.) approx.



Including Garage

TOTAL FLOOR AREA : 1298 sq.ft. (120.6 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.
Made with Metropix ©2025

Dreaming of this home? Let's make it a reality



Meet *Liam*
Branch Manager



Meet *Rosie*
Senior Sales Progressor




Meet *Tristan*
Senior Property Valuer

Minors & Brady
Your home, our market

 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Senior Mortgage
and Protection Advisor



Victoria Payne
Mortgage and
Protection Advisor

Scan to book your
appointment today



T: 01692 531372

E: enquiries@norfolk-mortgages.co.uk