



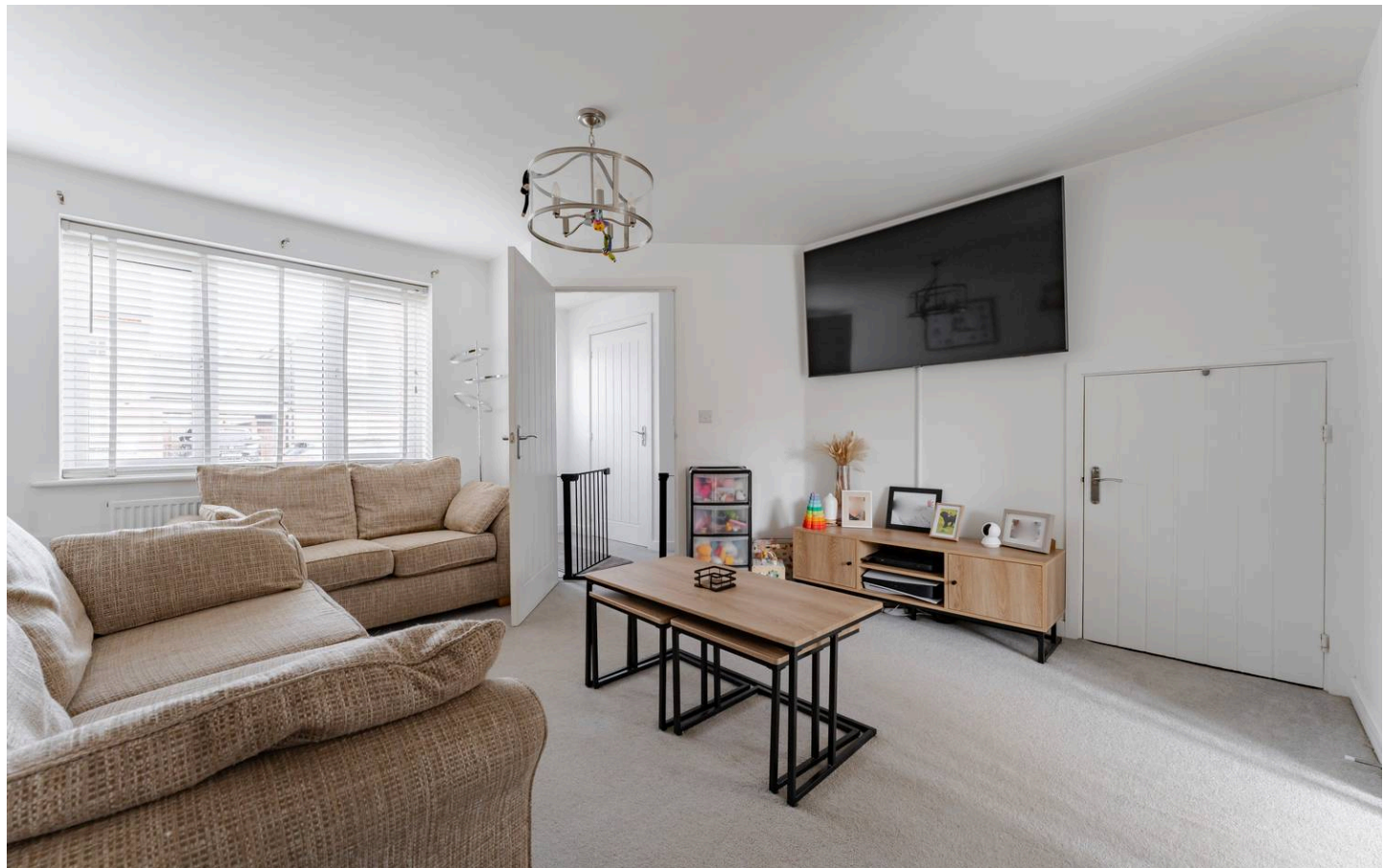
37 Harness Maker Way, Hethersett
Norwich

Minors & Brady

37 Harness Maker Way

Hethersett, Norwich

Find modern comfort and effortless style with this contemporary semi-detached home, perfectly suited for first-time buyers, small families, or investors. Located in the picturesque Norfolk village of Hethersett, this 2021-built property still benefits from five years of NHBC warranty and has been meticulously maintained. Presented in turn-key condition, it offers a welcoming, light-filled interior, a well-equipped kitchen/dining space, three bedrooms including a private en-suite, and a beautifully kept garden with patio and lawn, ready for you to move in and start enjoying the exceptional lifestyle it provides.



M&B



M&B

37 Harness Maker Way

Hethersett, Norwich

- Vendor found!
- Semi-detached residence built in 2021, located in the Norfolk village of Hethersett
- Perfect choice for first time buyers, small families or investors!
- 5 years NHBC warranty remaining
- Turn-key condition, ready for you to move straight into!
- Light-filled sitting room inviting relaxation and entertaining
- Kitchen/dining room equipped with quality cabinetry, an integrated oven, space for a fridge/freezer and a washing machine
- French doors set in front of a dining area, creating an effortless flow between the indoor-outdoor spaces
- Three bedrooms, a private en-suite and a modern family bathroom
- A private, well-maintained garden featuring a patio and a laid to lawn, with a driveway and a carport for off-road parking



M&B

37 Harness Maker Way

Hethersett, Norwich

Location

Harness Maker Way is a quiet, modern residential street located in the village of Hethersett, just southwest of Norwich in Norfolk. The area combines the charm of a traditional village with convenient access to urban amenities. Local shopping needs are well catered for, with a mix of independent shops, small grocery stores, and a village post office within walking distance. For families, Hethersett offers several schools, including primary education at Hethersett Woodside Primary and Hethersett VC Primary, and secondary education at Hethersett Academy. Healthcare is easily accessible, with a local GP surgery in the village and the larger Norfolk and Norwich University Hospital within a short drive.

Transport links are strong for a village setting: frequent bus services connect residents to Norwich and surrounding towns, while the nearby A11 provides rapid road access to the city and further afield. The surrounding area also features parks, sports facilities, and community centers, making Harness Maker Way an attractive location for families, professionals, and those seeking a balance of countryside calm and everyday convenience.

M&B



37 Harness Maker Way

Hethersett, Norwich

The welcoming entrance hall sets the tone for the home, complete with a thoughtfully designed WC and stylish finishes. The sitting room is bathed in natural light, providing an inviting space for both relaxed evenings and sophisticated entertaining. Its seamless design allows for versatile furniture arrangements, perfect for unwinding or hosting guests.

The heart of the home, the kitchen/dining area, has been fitted with quality cabinetry, an integrated oven, and practical space for a fridge/freezer and washing machine. French doors open from the dining space to the garden, creating an effortless indoor-outdoor flow ideal for summer dining, morning coffee, or entertaining in a private setting.

Upstairs, three bedrooms offer comfort and flexibility. The master bedroom benefits from a private en-suite, while a contemporary family bathroom serves the remaining bedrooms, all finished with elegant fixtures and neutral tones for a calm, luxurious feel.

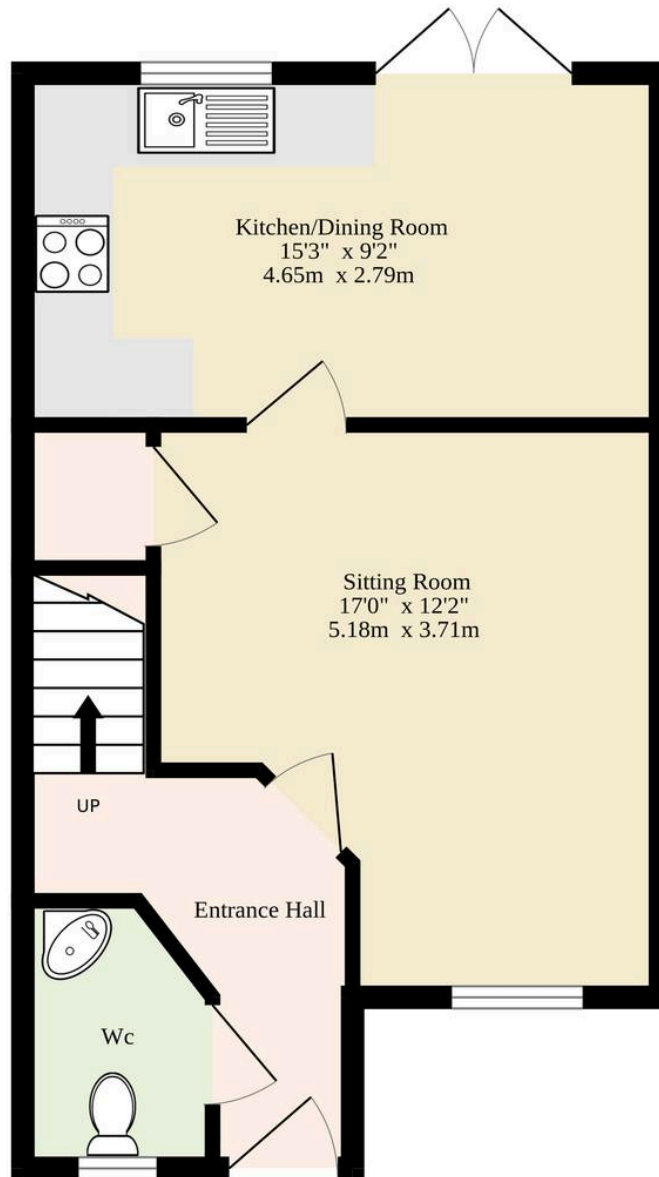
Outside, the private, well-maintained garden showcases a patio for seating arrangements and a laid to lawn, perfect for children, pets, or alfresco entertaining. Practicality meets style with a driveway and a carport, offering convenient off-road parking.

Combining modern design, thoughtful functionality, and a sought-after location, this home represents a rare opportunity to enjoy a refined lifestyle in Hethersett. Move in and immediately experience the perfect balance of comfort, style, and convenience.

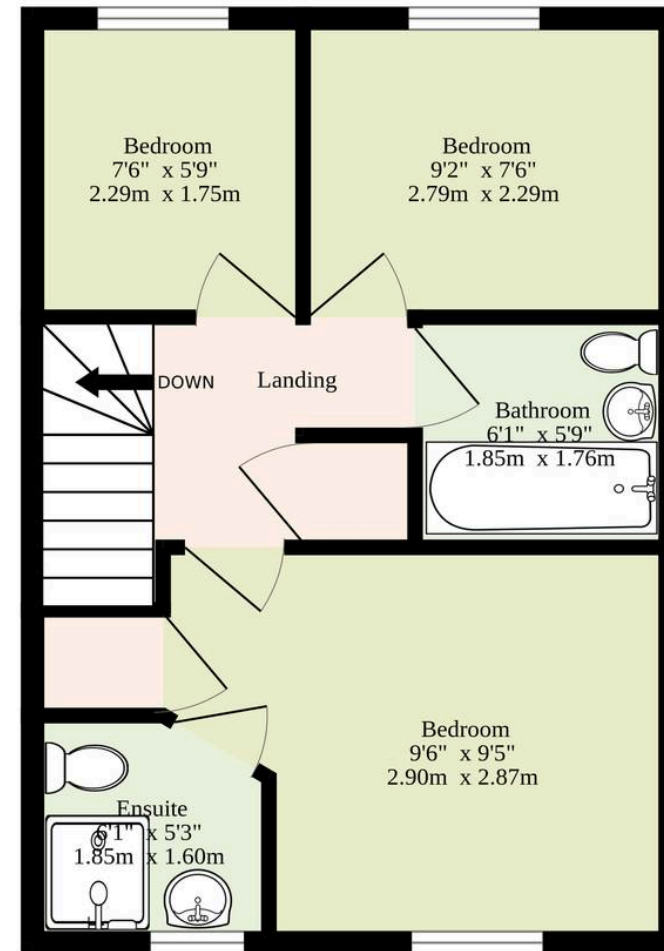


M&B

Ground Floor
397 sq.ft. (36.9 sq.m.) approx.



1st Floor
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 707 sq.ft. (65.7 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