



1 Birch Road, Hethersett

Norwich



Minors & Brady

1 Birch Road

Hidden within a peaceful corner of Hethersett lies a detached home that merges modern comfort with family-friendly design. Offering versatile living throughout, this residence adapts effortlessly to the demands of daily life. The sleek kitchen/diner serves as a welcoming hub, perfect for relaxed meals and easy entertaining. A bright lounge flows into the sun-filled conservatory, adding valuable extra space for family or work. Upstairs, three well-proportioned bedrooms include an en-suite to the main, complemented by a stylish family bathroom. A converted loft room adds a surprising touch of flexibility, while the transformed garage now functions as a practical home gym. Outside, a private garden with decking and lawn invites outdoor living, with off-road parking neatly positioned to the side. Blending contemporary living with village charm, this Hethersett home promises space, style, and a setting to suit every stage of family life.

- Attractive detached family home set on a desirable corner plot in sought-after Hethersett
- Contemporary kitchen/diner with sleek fitted units, space for appliances, and dining space
- Spacious lounge leading into a bright, versatile conservatory
- Three well-proportioned bedrooms, including an en-suite to the main bedroom
- Modern family bathroom plus a convenient ground floor WC
- Converted loft room ideal for a dressing area, study, or additional storage
- Former garage transformed into a home gym, offering excellent versatility
- Gas central heating and double glazing throughout
- Private rear garden with lawn, raised decking, and shingled seating area
- Off-road parking to the right-hand side of the property for added convenience





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The Location

Situated in one of Norfolk's most well-regarded villages, this home enjoys a location that perfectly balances community spirit with modern convenience. Just a short distance away lies a park with a large recreation field, ideal for everything from morning dog walks to children's football matches.

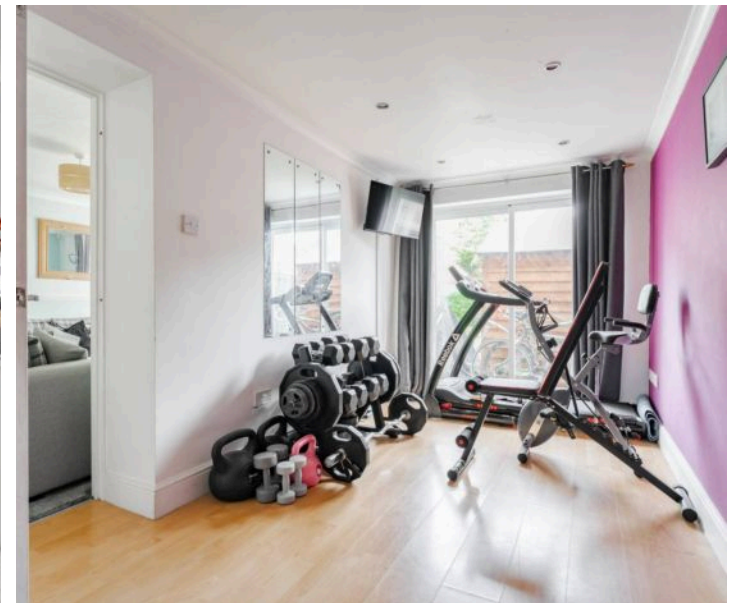
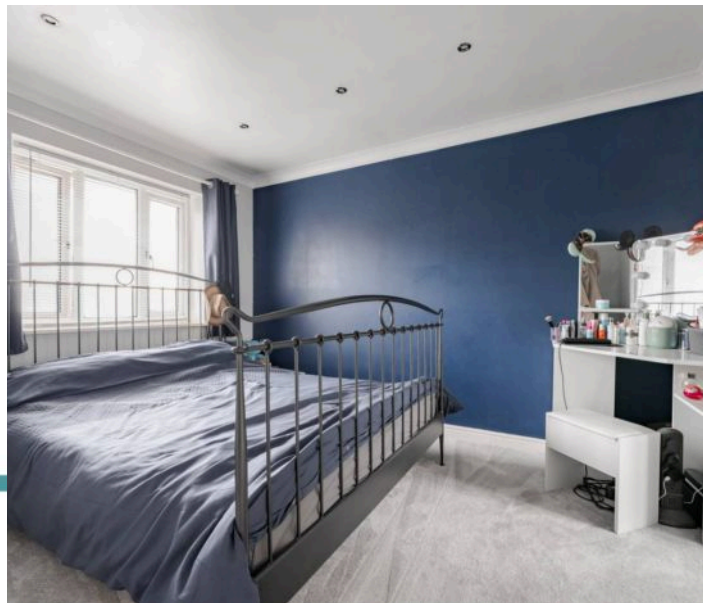
Everyday essentials are close at hand, with a well-stocked convenience shop in the village, alongside a Tesco, Co-op and Boots. The village itself is well-served with amenities, including two welcoming pubs and a social club at the heart of the community. The Kings Head pub offers a warm, traditional setting for dinner or drinks, while Esquires Café has become a go-to spot for breakfast, lunch, or a perfectly made coffee.

For those who appreciate locally sourced produce, the nearby farm shop is a real treasure, its bakery turns out irresistible sweet treats and the on-site butchery provides quality cuts. The village is also home to well-regarded schools, including Hethersett Academy, and an active village hall hosting a range of events throughout the year.

Just a few minutes away in the market town of Wymondham, you'll find further amenities including Waitrose and Lidl, complementing the already excellent local shopping options. The village itself is well-served with amenities, including two welcoming pubs and a social club at the heart of the community.

Transport links are a particular strength. Regular bus services connect Hethersett to surrounding areas, while the A11 and A47 are easily accessible, placing the Norfolk coast, countryside, and further destinations within comfortable reach. Norwich city centre is just 15 minutes away, offering an array of shops, restaurants, galleries, and cultural attractions. Wymondham Train Station is also close by, providing direct rail services that can take you into the centre of Cambridge in around an hour.

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Hethersett, Norwich

Birch Road, Hethersett

Tucked away on a desirable corner plot within the ever-popular village of Hethersett, this beautifully presented detached home offers an exceptional blend of comfort, flexibility, and modern living. Thoughtfully designed with family life in mind, the property provides generous living spaces that adapt perfectly to work, relaxation, and entertaining alike.

Step inside to a welcoming entrance hall leading to a convenient ground floor WC. The contemporary kitchen/diner is fitted with sleek cabinetry, integrated appliances, and ample space for family dining – creating a warm, sociable heart to the home.

The spacious lounge sits at the centre, providing a perfect retreat for everyday living, while double doors open through to the bright, airy conservatory. Bathed in natural light, this additional reception space is ideal for a family room, dining area, or even a home office.



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Upstairs, the main bedroom benefits from its own stylish en-suite shower room, while two further good-sized bedrooms offer great flexibility for children, guests, or study use. The modern family bathroom completes the first floor, while a converted loft room provides a wonderful bonus space – perfect as a dressing area, hobby room, or additional storage.

Adding even more versatility, the former garage has been cleverly converted into a fully equipped home gym, offering a private space for fitness enthusiasts or adaptable use for other needs.

Outside, this appealing home enjoys a generous rear garden extending to approximately 35 feet at its widest point. Designed for easy outdoor living, it features a mix of lawn, raised decking for summer dining, and a shingled seating area, all framed by mature planting and enclosed fencing for privacy. French and sliding doors open from both the conservatory and converted garage, while a side gate offers convenient access to the front. Off-road parking is provided to the right-hand side of the home.

Combining style, practicality, and an excellent location, this property delivers the best of village living, just moments from local amenities, schools, and easy access routes into Norwich.

Agents Note

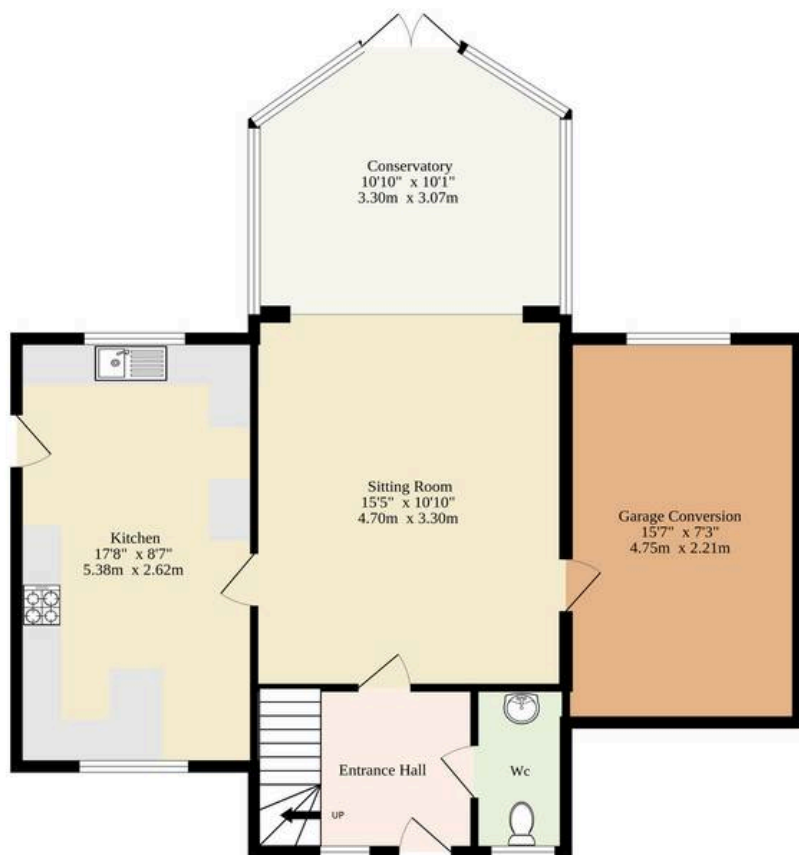
Sold Freehold

Connected to all mains services.

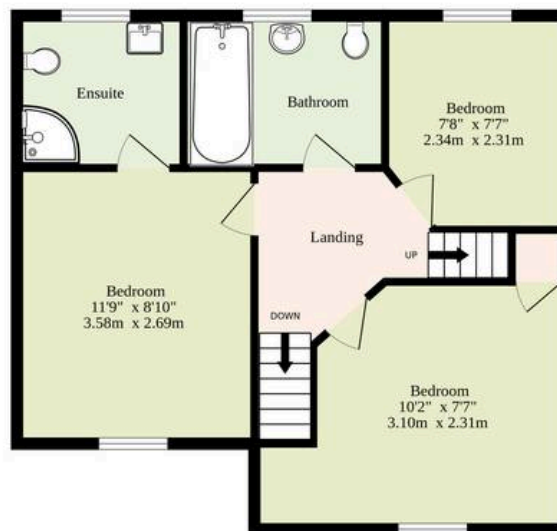
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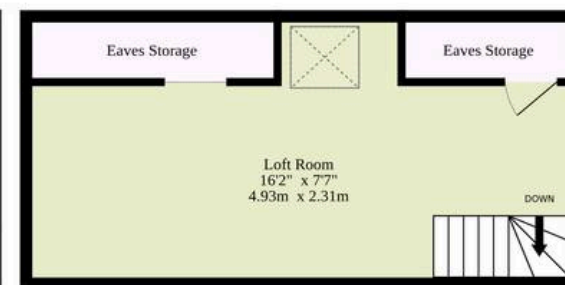
Ground Floor
636 sq.ft. (59.1 sq.m.) approx.



1st Floor
399 sq.ft. (37.1 sq.m.) approx.



2nd Floor
156 sq.ft. (14.5 sq.m.) approx.



TOTAL FLOOR AREA : 1191 sq.ft. (110.6 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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