



1 Haconsfield, Hethersett

Norwich



Guide Price
Minors & Brady

Revealing far more than first impressions suggest, this beautifully updated detached home offers a rare combination of style, space, and flexibility in one of Hethersett's most sought-after cul-de-sacs. Set on a generous corner plot, it balances modern living with thoughtful practicality throughout. The inclusion of a self-contained one-bedroom annexe makes it ideal for multigenerational families or those seeking independent workspace. The main residence features a bright dual-aspect lounge, a sleek fitted kitchen with breakfast bar, and three generous first-floor bedrooms. Contemporary finishes, integrated appliances, and a recently refitted bathroom ensure a cohesive and polished interior. Outside, the landscaped gardens wrap gracefully around the home, offering both privacy and space to entertain. A garage with workshop area, wide driveway, and EV charging point enhance its appeal. Stylish, adaptable, and immaculately presented, this is a home designed to meet the needs of modern family life.

- Impressive detached family home occupying a generous corner plot, offering privacy, space, and excellent kerb appeal
- Exclusive cul-de-sac location within one of Hethersett's most desirable residential areas, peaceful yet close to village amenities and Norwich links
- Versatile one-bedroom annexe with its own entrance, stylish wet room, and practical utility space, perfect for multigenerational living or independent work-from-home use
- Bright and spacious dual-aspect lounge extending to nearly 20 feet
- **Agents Note**
Sold Freehold
Connected to all mains services.
TPO's on the chestnut and sycamore tree.
Vendors are aware there are on-going new build developments in the area.





M&B

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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1 Haconsfield

Haconsfield, Hethersett

From the moment you arrive, this detached family home exudes a welcoming sense of style and practicality. Positioned on a generous corner plot within one of Hethersett's most desirable cul-de-sacs, its attractive rendered façade and landscaped frontage create a lasting first impression. The wide driveway provides ample off-road parking and leads to a garage complete with workshop area, power and lighting—ideal for hobbyists or additional storage. Mature planting and a well-kept lawn soften the exterior, while tasteful outdoor lighting enhances the home's character as evening falls.

Step inside, and you're immediately greeted by a sense of space and thoughtful design. The entrance hall introduces a palette of neutral tones and modern finishes, setting the tone for the rest of the home. The generous dual-aspect lounge extends to nearly 20 feet and is perfect for both relaxation and entertaining, with French doors opening directly to the rear garden. The room's layout allows for flexible furniture arrangements, while its natural light and garden outlook make it an inviting space throughout the day.

The heart of the home lies in its contemporary kitchen, which combines functionality with sleek design. A central breakfast bar provides the perfect casual dining spot, while integrated appliances and ample work surfaces cater to everyday needs. The adjoining dining area ensures effortless flow for family meals and social gatherings alike.



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The property's versatility is further enhanced by a self-contained one-bedroom annexe, offering exceptional potential for multigenerational living, guest accommodation, or even an independent workspace. The annexe includes a practical utility area, modern wet room, and a bright living space, delivering independence without compromising comfort.

Upstairs, three well-proportioned bedrooms provide ample family accommodation, with two benefiting from built-in storage. The bathroom has been finished with a contemporary suite and tasteful décor, reflecting the home's modern, cohesive style.

Outside, the beautifully landscaped rear garden offers privacy. A blend of patio areas, level lawn, and raised flower beds creates a perfect balance between entertaining space and easy upkeep. The garden's generous proportions wrap gracefully around the property, ensuring a sense of openness and seclusion.

Practical touches, such as gas central heating in the main home, electric radiators in the annexe, and double glazing throughout, ensure year-round comfort. The recent improvements—including a new kitchen, refreshed décor, updated flooring, and a newly fitted roof, add to the property's appeal, offering peace of mind to future owners.

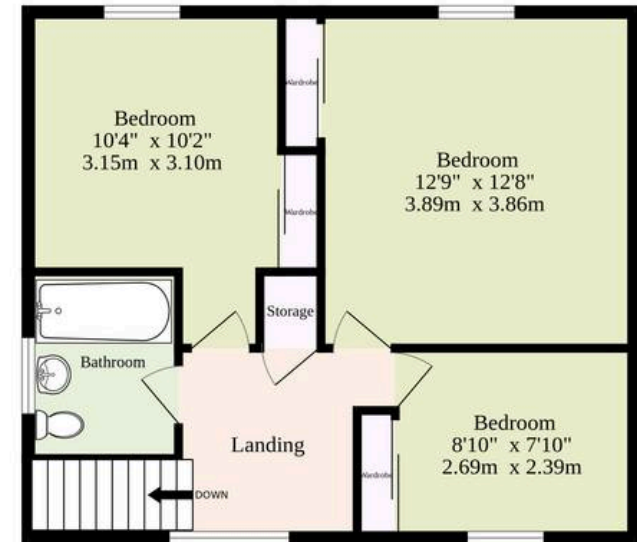
This is a home that blends contemporary style with true versatility, ideal for modern family life. Beautifully presented and perfectly positioned, it captures the essence of comfortable, adaptable living in one of Hethersett's most sought-after settings.



Ground Floor
1189 sq.ft. (110.5 sq.m.) approx.



1st Floor
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1654 sq.ft. (153.7 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.

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



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Meet *Rosie*
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