



14 The Hedgerows, Norwich

Norwich



Minors & Brady

## 14 The Hedgerows

Where quiet charm meets modern living, this NR5 detached home impresses from the moment you arrive. Set back from the road, it features a generous driveway and double garage, providing ample space for vehicles, hobbies, or extra storage. Inside, a welcoming entrance hall greets you with practical storage solutions and a convenient WC, making everyday life organised and effortless. The sitting and dining rooms offer flexible spaces, ideal for relaxed family living or entertaining guests in style. A bright and airy conservatory extends from the rear of the home, bathing the interior in natural light while offering peaceful views of the garden. The well-appointed kitchen flows into a utility room, combining functionality with modern convenience. Upstairs, the master bedroom boasts a contemporary ensuite, while three additional bedrooms share a stylish family bathroom, each offering comfort and versatility. Outside, the exceptionally private garden is enclosed by mature foliage and features a terraced area for dining, as well as an expansive lawn, creating a perfect sanctuary for relaxation, play, or gardening.

- Spacious four-bedroom detached home in the desirable NR5 area
- Large driveway with ample off-street parking and double garage
- Welcoming entrance hall with practical storage and convenient WC
- Separate sitting and dining rooms offering flexible living spaces
- Bright conservatory providing natural light and garden views
- Well-equipped kitchen with adjoining utility room for added functionality
- Master bedroom with modern ensuite shower room
- Three additional versatile bedrooms served by a stylish family bathroom
- Exceptionally private, enclosed rear garden with mature hedging
- Terraced area and expansive lawn ideal for outdoor entertaining and family activities





M&B

## 14 The Hedgerows

### The Location

Situated in a sought-after and well-connected area, The Hedgerows offers a blend of convenience, comfort, and accessibility. The development enjoys an excellent position with easy access to a variety of local amenities and transport links.

Regular bus routes serve the area, providing direct and reliable connections into Norwich city centre in around 10 minutes, making commuting or enjoying city life simple and stress-free. For those travelling further afield, the A47 is just a short drive away, offering straightforward routes to surrounding areas and beyond.

Residents will find a wealth of shopping and leisure options nearby at Longwater Retail Park, which features popular stores such as Sainsbury's, Aldi, M&S, Next, and The Range, ensuring that everything from daily essentials to weekend treats is within easy reach. Families will appreciate the excellent range of local schools, as well as nearby parks and green spaces ideal for outdoor recreation.

Everyday conveniences are well catered for, with doctors' surgeries, pharmacies, a fuel station, and a variety of local shops close at hand. For leisure and entertainment, Namco Bowling and other nearby facilities offer fun options for all ages, helping to make The Hedgerows an ideal location for modern, connected living.



## 14 The Hedgerows

Norwich, Norwich

### The Hedgerows, Norwich

This impressive four-bedroom detached home, located in the desirable NR5 area, offers a perfect blend of spacious living and modern convenience. Set back from the road, the property boasts a large driveway providing ample off-street parking, as well as a double garage, ideal for vehicle storage or hobbies.

Upon entering, you are welcomed into a generous entrance hall, complete with a convenient WC and ample storage for outerwear and shoes, making daily life both practical and organized. The home features a comfortable sitting room and a separate dining room, both offering flexible spaces for relaxation and entertaining.

A large conservatory extends from the rear of the home, flooding the interior with natural light and providing a serene view of the garden.

The kitchen is well-appointed and flows seamlessly into a utility room, offering additional storage and space for laundry tasks. The property's four bedrooms are thoughtfully arranged, with the master bedroom benefiting from a modern ensuite shower room, providing a private setting for the homeowners.



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Norwich

The remaining three bedrooms are versatile and well-sized, served by a stylish three-piece family bathroom.

One of the standout features of this property is the garden. Exceptionally private and well-enclosed by tall, mature bushes, it creates a peaceful sanctuary, ideal for outdoor relaxation. A terraced area offers an excellent space for al fresco dining and entertaining guests, while the expansive lawn provides plenty of room for children to play or for gardening enthusiasts to cultivate their own oasis.

This home combines generous living spaces, practical features, and a beautifully secluded outdoor area, making it an ideal choice for families seeking comfort, privacy, and versatility in NR5.

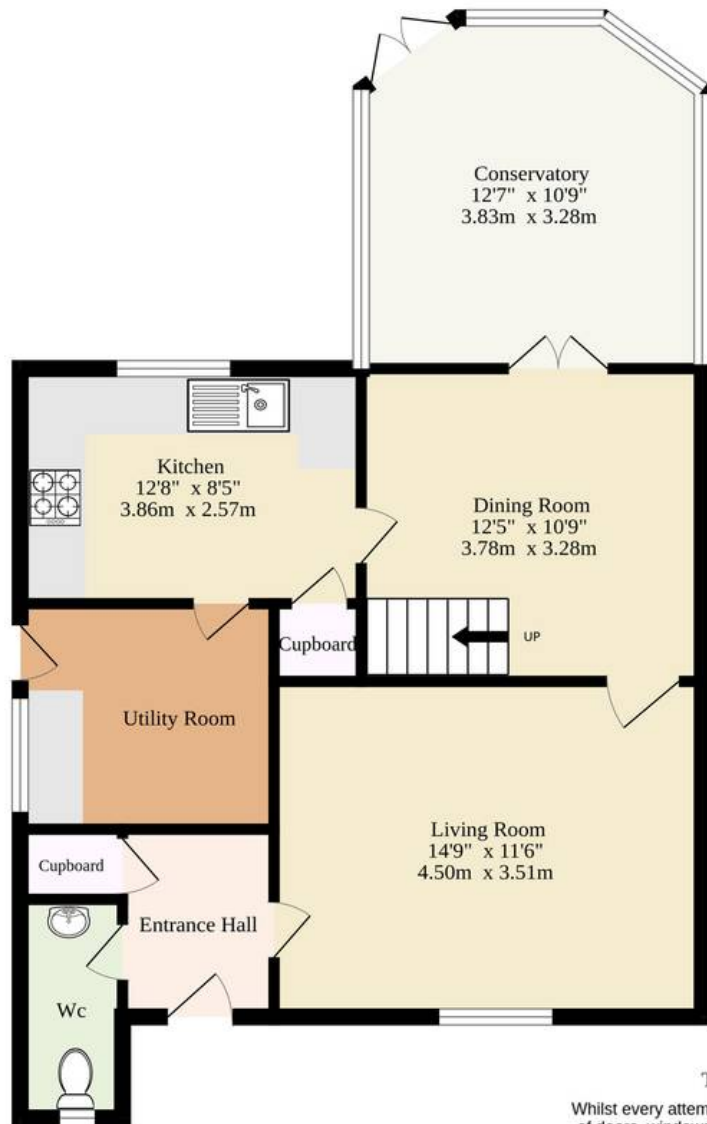
### Agents Note

Sold Freehold

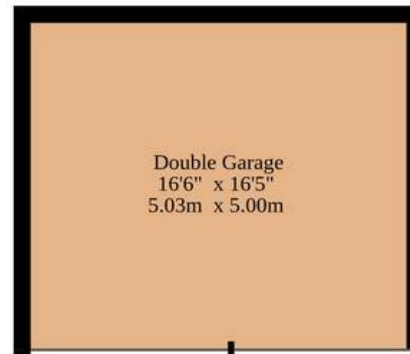
Connected to all mains services.



Ground Floor  
974 sq.ft. (90.5 sq.m.) approx.



1st Floor  
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 1552 sq.ft. (144.2 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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 [norwich@minorsandbrady.co.uk](mailto:norwich@minorsandbrady.co.uk)

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

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