



Norwich Lodge Hethersett Road, Ketteringham

Wymondham

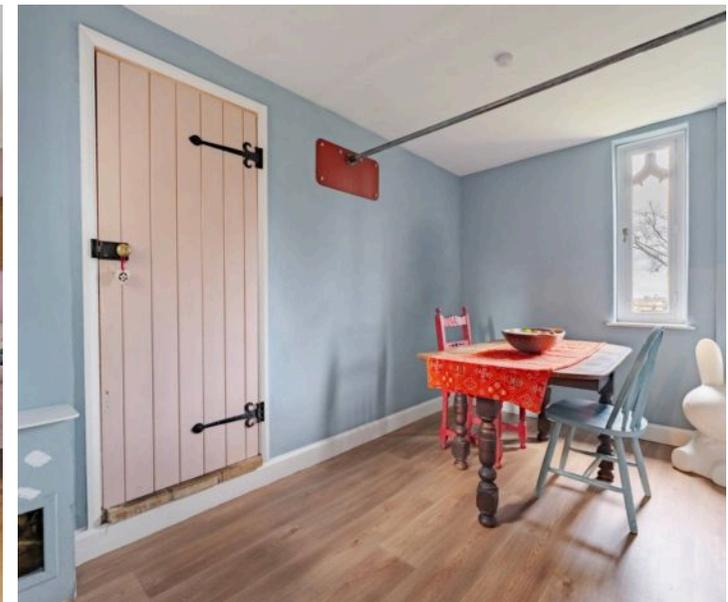


Minors & Brady

Norwich Lodge Hethersett Road

Ketteringham, Wymondham

Tucked into the heart of the Norfolk countryside, this exquisite Grade II listed home is one to be lived in and loved. Dating back to the 1840s, it sits proudly within just under an acre of beautifully tended grounds in the sought-after village of Ketteringham (stms), offering a sense of space, privacy and quiet connection to its surroundings. Rich in heritage and layered with character, the house has been shaped around real life, where period elegance meets flexibility and comfort. It is a home that effortlessly supports modern family living, leisurely weekends and memorable gatherings, all while retaining the warmth, charm and atmosphere that only a property of this calibre can provide.





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Ketteringham, Wymondham

- Motivated vendors!
- Exquisite grade II listed residence that was built in the 1840's, proudly positioned on 0.95 acres within the rural village of Ketteringham (stms)
- Sitting room accentuated by a front-facing bay window and a wood burner, inviting relaxation and entertaining
- Kitchen showcasing fitted and freestanding units, an oven and a dedicated space for your dishwasher, along with a flexible snug/dining room
- Garden room and a conservatory that extends the reception space, offering panoramic views of the beautiful grounds
- A large sitting room suitable for entertaining, alongside a flexible playroom that has the potential to be a home office or an additional bedroom if required
- Three bedrooms offering comfort and privacy, one being a master bedroom with its own staircase and a private en-suite
- Family bathroom comprising of a three-piece suite, including a corner bathtub, a hand wash basin and a toilet
- Beautiful wrap-around grounds, featuring a decked terrace for seating arrangements, a sweeping lawn, established beds, a blossom tree, storage sheds, a greenhouse and potential to grow home produce
- Twin driveways, one with gated access, provides off-road parking for residents and visitors



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Location

Hethersett Road lies in the quiet, rural village of Ketteringham, a small Norfolk community surrounded by open farmland and gently rolling countryside. The village is located approximately 3 miles north-east of Wymondham, providing convenient access to its range of shops, cafés, and weekly market, as well as 5 to 6 miles south-west of Norwich, making the city's cultural and retail amenities readily accessible.

While Ketteringham itself is primarily residential, residents benefit from the tranquillity of country living with scenic walks and green spaces on the doorstep. Families are well served by nearby schools, including Hethersett Primary School, Hethersett Woodside Primary & Nursery, and Hethersett Academy, with further options in Wymondham.

Transport connections are practical: Wymondham railway station offers regular services to Norwich, while local bus routes link surrounding villages and the city. Road access is straightforward via the A11, connecting Ketteringham efficiently to Norwich and the surrounding region. Living on Hethersett Road offers a balance between a peaceful rural setting and the convenience of nearby towns, making it ideal for those seeking a lifestyle that combines countryside calm with access to everyday amenities.



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A charming storm porch provides a gracious introduction, opening into a welcoming sitting room where a front-facing bay window bathes the space in natural light. A wood burner sits at its heart, creating an inviting setting for both quiet evenings and sociable gatherings.

The kitchen blends fitted and freestanding cabinetry with ease, featuring an oven and a designated space for a dishwasher, and flows naturally into a snug or dining area that adapts effortlessly to everyday living or more formal occasions.

Further reception spaces extend the sense of light and connection to the outdoors. A garden room and conservatory offer panoramic views across the grounds, enhancing the home's relaxed, lifestyle-led feel. The garden room also presents the flexibility to become a utility or boot room, should practical needs call for it.

A generously proportioned sitting room provides an additional space for entertaining, while a versatile playroom offers the potential for a home office or even an extra bedroom.



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Two staircases lead to the first floor, adding to the home's individual character. One staircase rises to the principal bedroom, a private retreat complete with its own en-suite, while the second staircase serves two further bedrooms, each offering comfort and seclusion. A family bathroom is finished with a three-piece suite, including a corner bath, wash basin and toilet.

Outside, the wrap-around grounds are a true highlight. A decked terrace creates a natural space for outdoor seating, overlooking sweeping lawns bordered by established planting. A beautiful blossom tree provides a focal point within the front garden. Practical additions include storage sheds and a greenhouse, with ample opportunity for growing home produce. A woodland backdrop frames the garden beautifully, providing a sense of privacy and calm.

Twin driveways, one with gated access, offer generous off-road parking for both residents and visitors, completing this exceptional Norfolk home where heritage, lifestyle and setting come together with effortless grace.

Agents note

Freehold

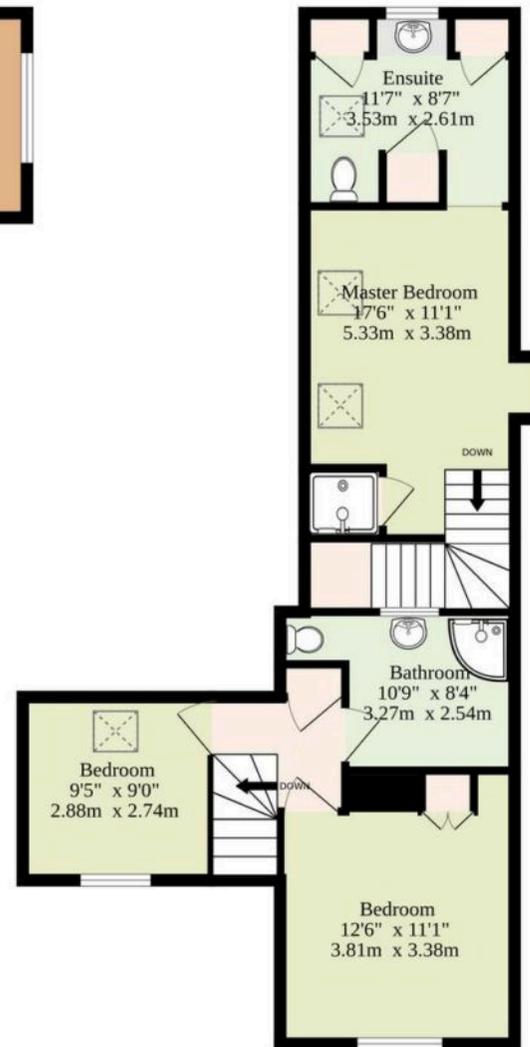


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Ground Floor
1033 sq.ft. (96.0 sq.m.) approx.



1st Floor
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 1719 sq.ft. (159.7 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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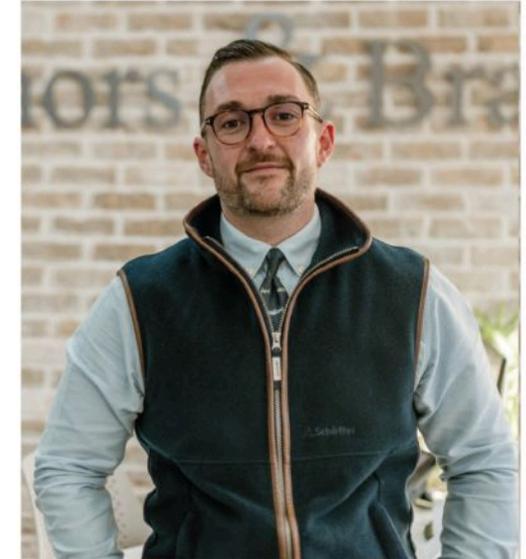
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