



2 Hawthorn Drive, Bergh Apton

Norwich



Minors & Brady



Set within an intimate collection of homes, Hawthorn Drive offers more than just space, it offers a way of life shaped by open skies, far-reaching views and a slower pace of living. Mornings begin with light pouring through generous windows, evenings settle around the warmth of a log burner, and every season can be enjoyed from a south-facing garden designed for gathering and unwinding. The balance of traditional materials and thoughtful modern touches gives the home a reassuring sense of quality, while still feeling relaxed and welcoming. With five bedrooms and flexible living spaces, it adapts easily to the rhythm of family life, work, and entertaining alike. Beyond the front door lies countryside to explore, yet everyday essentials and connections remain comfortably within reach. Positioned within a private enclave of just eight properties, there is a quiet sense of community without compromise on privacy. Hawthorn Drive is a home that combines presence, practicality and peace, a place to settle into and truly enjoy.

- Substantial five-bedroom detached family home offering generous proportions throughout and open countryside views from a peaceful village setting
- Positioned within an exclusive enclave of just eight properties, all accessed via a shared private road entrance
- Double garage with power and lighting, alongside a spacious private driveway providing ample off-road parking, complemented by an EV charging point
- Fully alarmed security system covering the main residence and the double garage
- Spacious sitting room featuring a brick-built fireplace with inset log burner, wooden mantle, and French doors opening directly onto the south-facing garden
- Country-style kitchen/breakfast room finished in neutral tones with wooden worktops, breakfast bar seating and patio doors

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## 2 Hawthorn Drive

Bergh Apton, Norwich

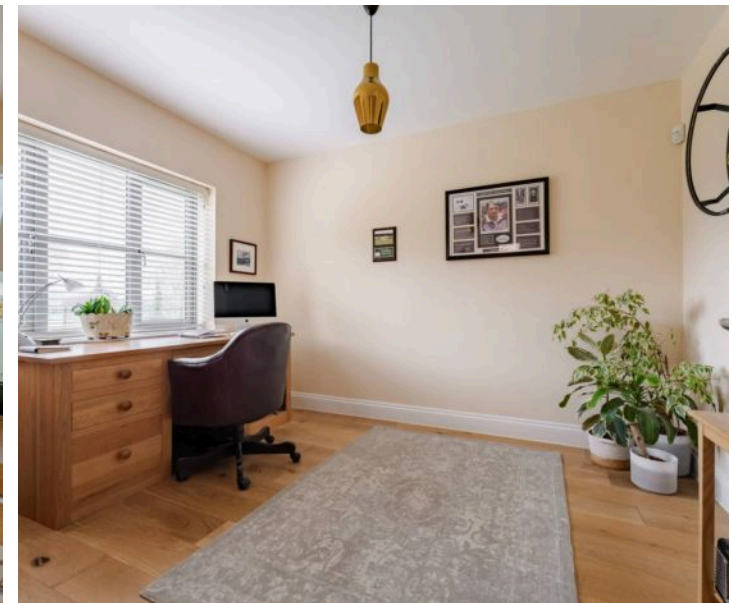
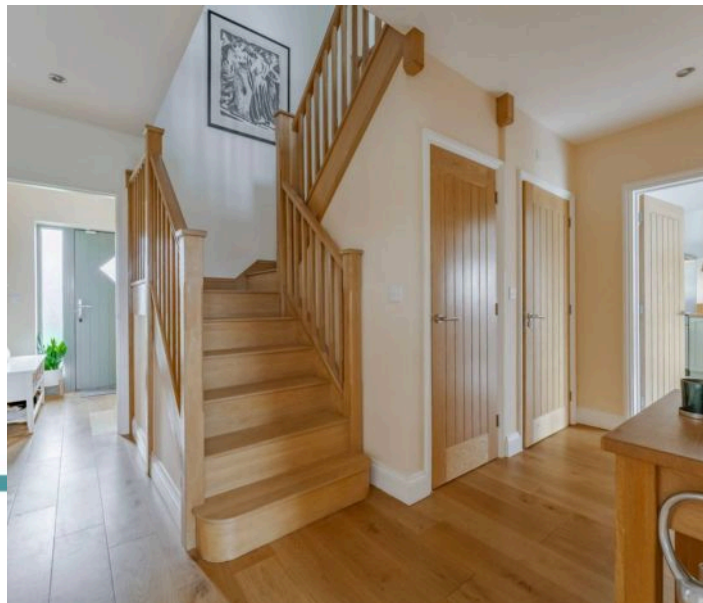
### The Location

Positioned in the picturesque countryside village of Bergh Apton, Hawthorn Drive enjoys a truly serene and idyllic setting that captures the essence of rural Norfolk living. Surrounded by rolling fields, open skies, and greenery, this location offers a tranquil setting away from the pace and pressures of city life, while still remaining within easy reach of everyday conveniences.

Bergh Apton is a charming and well-regarded village known for its strong sense of community and traditional character. With its historic church, village hall, and local events that bring residents together throughout the year, the area fosters a welcoming and neighbourly atmosphere. Scenic country lanes, public footpaths, and bridleways weave through the surrounding landscape, making it an ideal setting for walking, cycling, and enjoying the outdoors.

Despite its peaceful rural setting, Bergh Apton is conveniently located for access to nearby amenities. The market town of Loddon and the village of Poringland are just a short drive away, offering a range of shops, schools, healthcare facilities, and everyday services. The vibrant city of Norwich is also within comfortable commuting distance, providing extensive shopping, dining, cultural attractions, and transport links, including rail connections to London.

Hawthorn Drive presents the opportunity to embrace a relaxed countryside lifestyle while maintaining connectivity to surrounding towns and key routes. It is a setting that combines the beauty of the Norfolk landscape with the practical benefits of a well-situated village location, making it an appealing choice for those seeking balance between rural charm and modern convenience.



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## 2 Hawthorn Drive

Bergh Apton, Norwich

### Hawthorn Drive, Bergh Apton

Hawthorn Drive is part of a small and exclusive enclave of just eight homes, all set behind a shared road entrance, creating a quiet and tucked-away setting with a real sense of privacy and community. Positioned to enjoy open countryside views, this substantial five-bedroom detached home offers generous living space, a thoughtful layout and a warm, welcoming feel throughout ideal for modern family life.

The house makes an immediate impression from the outside, with its attractive mix of light render, classic red brick and a dark pantiled roof that gives a smart, timeless look. Mature shrubs line the front boundary, adding greenery and softness to the approach.

A double garage sits alongside a spacious driveway, and the property benefits from a fully alarmed security system, including the garage, for added peace of mind.

Inside, the entrance hall provides a welcoming first impression and gives access to a versatile family room or study, perfect as a home office, playroom or snug. From here, you move into the main hallway, where the ground floor rooms naturally branch off, giving a practical flow that works well for both everyday living and entertaining.

Wooden flooring and internal doors add warmth and character, bringing a homely feel that runs consistently throughout the property.



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## 2 Hawthorn Drive

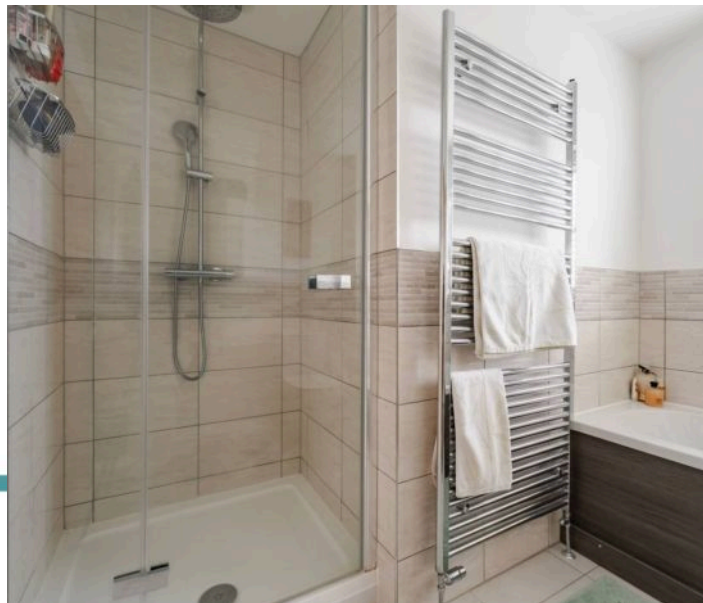
Bergh Apton, Norwich

The sitting room is a particularly comfortable and inviting space, centred around a log burner with brick detailing and a solid wooden mantle. French doors open directly onto the garden, allowing plenty of natural light in and making it easy to step outside during the warmer months. The separate dining room enjoys a double-windowed aspect overlooking the landscaped rear garden, creating a bright setting for family meals or more formal occasions.

A wide opening connects the dining room to the kitchen/breakfast room, allowing the spaces to feel open yet still defined.

The kitchen/breakfast room is designed in a classic country style, finished in neutral tones with wooden worktops and breakfast bar seating. There is additional space for a table opposite patio doors that lead out to the garden, making it a natural hub of the home. The adjoining utility room mirrors the kitchen's style and provides space for laundry appliances and extra storage, keeping everyday essentials neatly out of sight.

Upstairs, five bedrooms are arranged off a central landing, offering flexibility for families of all sizes. Two bedrooms benefit from their own en-suite shower rooms, while the principal bedroom enjoys the added luxury of a dressing area leading through to its en-suite.



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## 2 Hawthorn Drive

Bergh Apton, Norwich

A well-appointed four-piece family bathroom serves the remaining bedrooms, ensuring there is ample space for everyone.

The home is equipped with fibre broadband connected directly to the property, an air source heating system for efficiency, and an EV charging point. Outside, the south-facing garden has been thoughtfully landscaped and carefully maintained. A patio area with a wooden pergola provides a sheltered spot for outdoor dining, while the lawn is bordered by established shrubs.

A summer house, added by the current owners, offers additional space that could suit a variety of uses.

Altogether, Hawthorn Drive is a spacious and well-balanced family home, offering countryside views, modern comforts and a peaceful setting within a small, private development, rural in feel, yet conveniently connected for day-to-day life.

### Agents Note

This property will be sold freehold.

Connected to air source heat pump, mains water, electricity and private drainage.



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Garage  
392 sq.ft. (36.4 sq.m.) approx.

Ground Floor  
1032 sq.ft. (95.9 sq.m.) approx.

1st Floor  
837 sq.ft. (77.8 sq.m.) approx.



**TOTAL FLOOR AREA : 2261 sq.ft. (210.1 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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