



12 Birch Road, Hethersett

Norwich



Minors & Brady

# 12 Birch Road

Hethersett, Norwich

Set within a quiet, tucked-away position in the sought-after village of Hethersett, this well-presented terraced home offers an excellent opportunity for first-time buyers or investors. The property features a spacious lounge diner with doors opening onto a south west-facing rear garden, alongside a well-equipped kitchen with built-in appliances. Upstairs, two well-proportioned bedrooms are arranged off a central landing, with additional storage provided by a fully boarded loft with ladder access. Further benefits include gas central heating, double glazing and allocated off-road parking within a shared residents' area. The village offers a wide range of everyday amenities, including local shops, supermarkets, schools for all age groups and healthcare services, making this a convenient and well-connected place to call home. The vendors have found.

## Location

Birch Road is situated within the popular village of Hethersett, located to the south-west of Norwich. The village offers a wide range of everyday amenities, including local shops, supermarkets, schools for all age groups, and healthcare services, making it well-suited for families and professionals alike. Leisure facilities, parks, and community spaces are also within easy reach, supporting a well-rounded day-to-day lifestyle. There are regular bus services providing direct access into Norwich city centre, while the nearby A11 offers convenient road links towards Wymondham, Thetford, and further afield. The area also benefits from nearby green spaces and countryside walks, adding to its appeal for those seeking a well-connected yet village-based setting.





M&B

# 12 Birch Road

Hethersett, Norwich

## Birch Road, Hethersett

Set within a tucked away position, this terraced home offers an ideal first purchase or investment opportunity, with well presented accommodation and a practical layout throughout.

You enter into an entrance hall finished with tiled flooring, providing space for coats and shoes, with a window bringing in natural light and stairs rising to the first floor. From here, access leads into the kitchen, which is fitted with a range of wall and base units, work surfaces, tiled splashbacks and a stainless steel sink positioned beneath the window. Integrated appliances include an oven with gas hob and extractor hood above, alongside space for additional appliances.

The lounge diner sits to the rear of the property, offering a comfortable and versatile living space with wood effect flooring and ample room for both seating and dining. Double doors open directly onto the rear garden, allowing for easy indoor outdoor flow and making it well suited to both everyday living and hosting.

Upstairs, the landing gives access to two bedrooms and the family bathroom. The principal bedroom is a well proportioned double with space for freestanding furniture, while the second bedroom is also a good size, suitable as a bedroom, nursery or study.



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The bathroom is fitted with a three piece suite comprising a bath with shower over, WC and wash hand basin, complemented by tiled walls and a heated towel rail. A built in storage cupboard is also accessed from the landing, and the property further benefits from a fully boarded loft with ladder, providing additional storage.

Outside, the enclosed rear garden enjoys a south west facing aspect and is arranged with a patio seating area, lawn, artificial lawn section and planted borders, along with a timber shed. A rear gate provides direct access to the shared residents parking area, where the property benefits from allocated off road parking.

Positioned within a popular village setting with minimal passing traffic, this home presents a well rounded opportunity for buyers looking for a ready to move into property.

### Agents notes

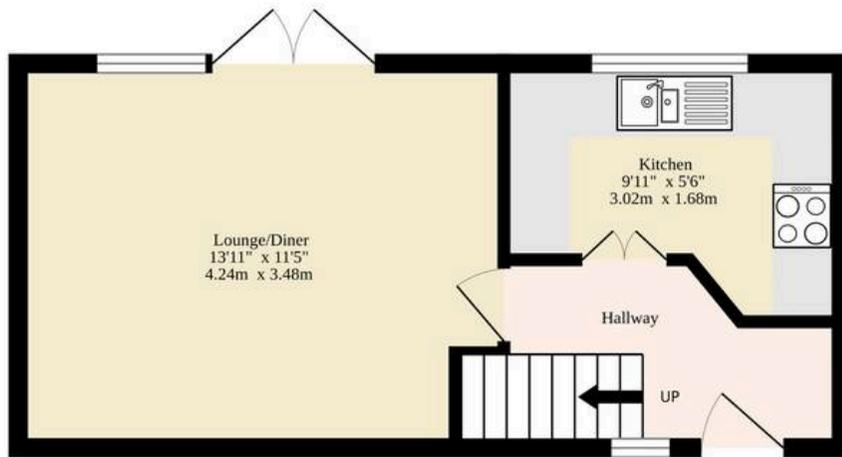
Sold freehold, connected to main services water, electricity, gas and drainage.

Gas Central Heating

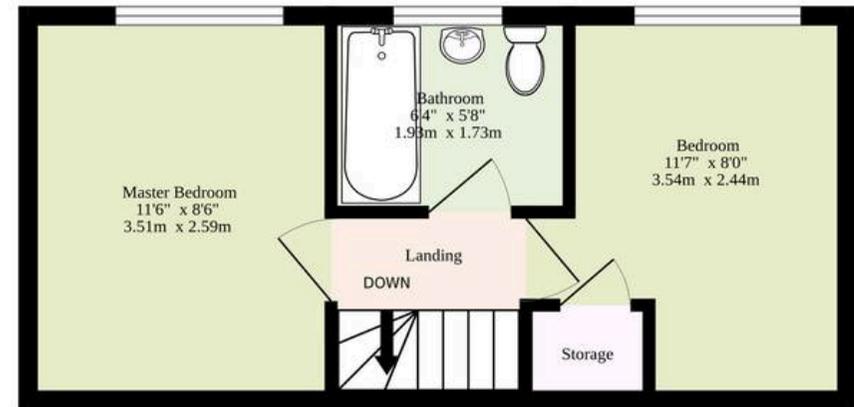
Council Tax Band- B



**Ground Floor**  
259 sq.ft. (24.1 sq.m.) approx.



**1st Floor**  
244 sq.ft. (22.7 sq.m.) approx.



**TOTAL FLOOR AREA : 503 sq.ft. (46.7 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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