



8 Serotine Avenue, Hethersett
Norwich



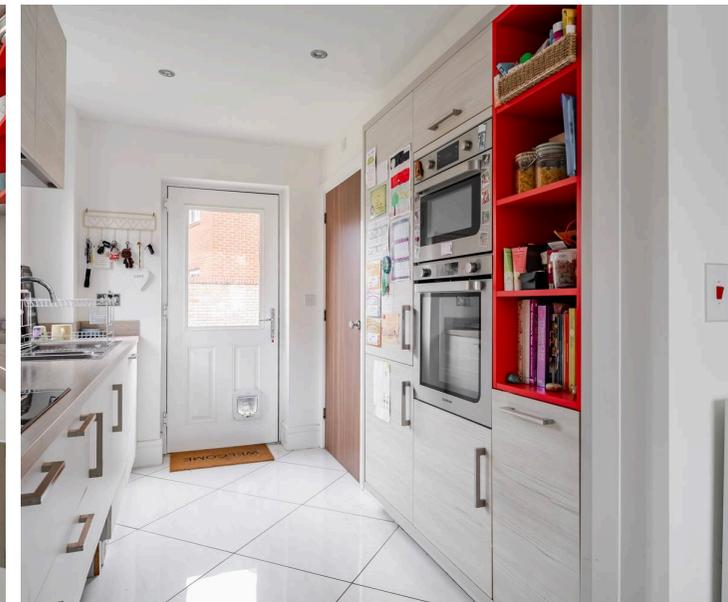
Minors & Brady

8 Serotine Avenue

Hethersett, Norwich

A modern three-bedroom family home in the highly desirable village of Hethersett, just a short distance from Norwich. Built within the last decade, it offers contemporary living with around two years remaining on the NHBC warranty for added reassurance. The property features a bright, spacious layout, including a generous living room with bi-fold doors opening onto the garden. A stylish kitchen/dining room comes fully equipped with integrated appliances and sleek finishes, complemented by a practical utility area. Upstairs, three well-proportioned bedrooms include a master with en-suite, alongside a modern family bathroom. Outside, a private enclosed garden and driveway parking for two vehicles complete this move-in-ready home.

- Modern three-bedroom family home in the sought-after village of Hethersett
- Built within the last decade with approximately two years remaining NHBC warranty
- Spacious living room with bi-folding doors opening to the rear garden
- Contemporary kitchen/dining room with integrated appliances and LED downlighting
- Separate utility area offering added practicality and storage
- Bright entrance hall with tiled flooring and useful storage cupboard
- Ground floor cloakroom with WC and basin
- Master bedroom with built-in wardrobe and private en-suite shower room
- Enclosed rear garden with lawn, patio area, and storage shed
- Driveway providing off-road parking for two vehicles





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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.

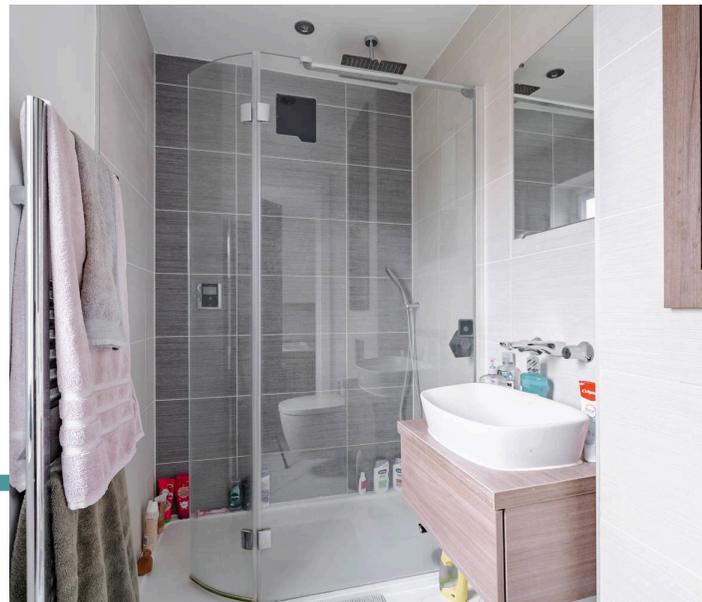
Everyday essentials are close at hand, with a well-stocked Tesco, Co-op and Boots. The village itself is well-served with amenities, including two welcoming pubs and a social club at the heart of the community. The Kings Head pub offers a warm, traditional setting for dinner or drinks, while Esquires Café has become a go-to spot for breakfast, lunch, or a coffee.

For those who appreciate locally sourced produce, the nearby farm shop is a real treasure. Its bakery turns out irresistible, even viral, sweet treats and now offers beautiful fresh flowers too, while 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 short distance away lies a park with a large recreation field, ideal for everything from morning dog walks to children's football matches.

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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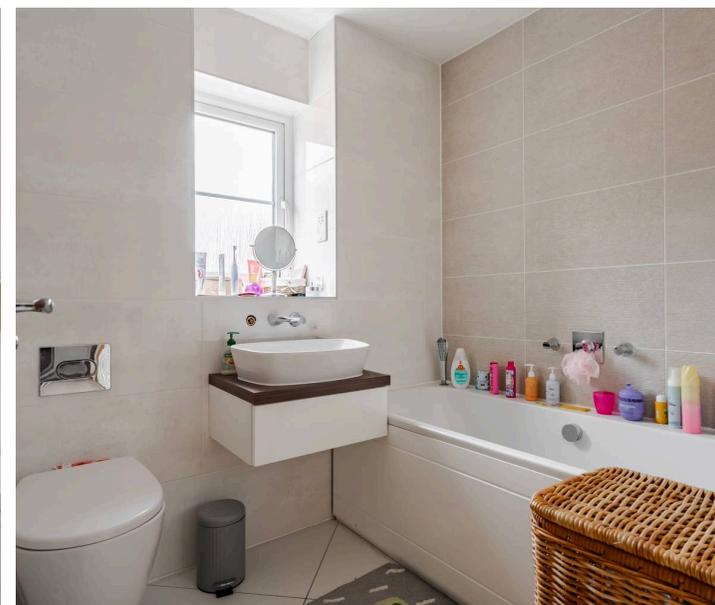
Hethersett, Norwich

Serotine Avenue, Hethersett

This contemporary three-bedroom family home is located in the sought-after village of Hethersett, within easy reach of Norwich, offering a blend of modern design and practical living. Built within the last decade, the property still benefits from approximately two years remaining on its NHBC warranty, providing added peace of mind for prospective buyers. To the front, there is a driveway with space for two vehicles, while the home itself features double glazing throughout and a well-presented, move-in-ready interior.

Upon entering, you are welcomed into a bright entrance hall with tiled flooring, a useful storage cupboard, and access to all ground floor rooms. The ground floor includes a convenient cloakroom with WC and basin. The living room is a generous and inviting space, featuring wood-effect flooring, a front-facing window, and impressive bi-folding doors that open out to the rear garden, allowing plenty of natural light to flow through.

The kitchen/dining room is equally spacious and modern, fitted with matching wall and base units, integrated appliances including an induction hob, oven, combi microwave, dishwasher, and fridge freezer, along with stylish LED downlighting. A separate utility area provides additional practicality and storage.



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Hethersett, Norwich

Upstairs, the first-floor landing leads to three well-proportioned bedrooms. The master bedroom benefits from a built-in wardrobe and a private en-suite shower room, complete with a walk-in shower, WC, and basin. The second bedroom is another comfortable double, while the third bedroom offers flexibility as a single room, nursery, or home office.

A contemporary family bathroom serves the remaining bedrooms, fitted with a bath and overhead shower, WC, and basin.

Externally, the rear garden is fully enclosed and mainly laid to lawn, complemented by a paved patio area ideal for outdoor dining and entertaining. A storage shed adds further convenience. Overall, this home offers a stylish and functional layout, making it an excellent choice for families or buyers seeking a modern property in a desirable village setting.

Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.

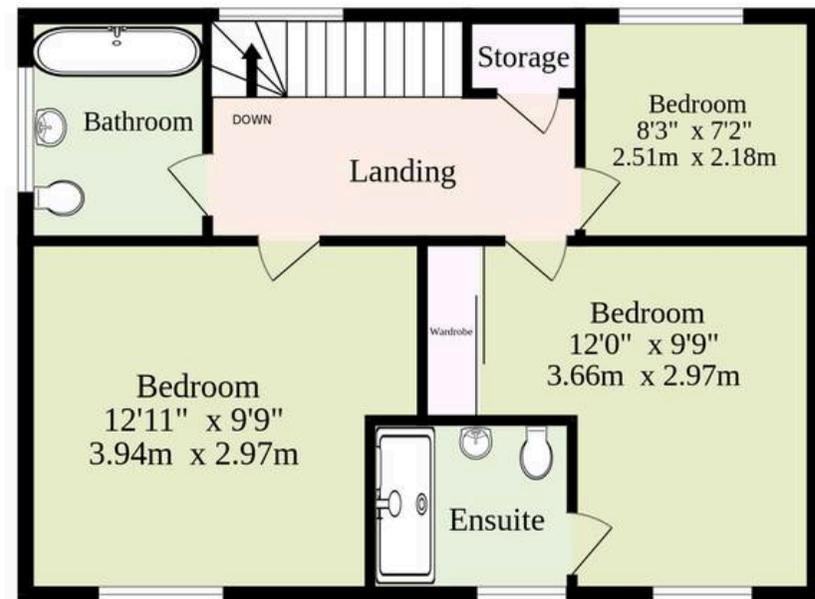


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Ground Floor
464 sq.ft. (43.1 sq.m.) approx.



1st Floor
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 887 sq.ft. (82.4 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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