



30 Tailor Place, Hethersett

Norwich



Minors & Brady

30 Tailor Place

A three-bedroom home in a quiet yet well-connected setting, with highlights including a bright dual-aspect kitchen dining room, a generous sitting room opening onto the garden, and a main bedroom with its own ensuite and dressing area. The layout has been designed with day-to-day living in mind, offering sociable spaces alongside practical additions such as a utility room and downstairs WC. Natural light features throughout the property, particularly within the main living areas and principal bedroom. Outside, the garden provides a sunny and manageable space with both patio and lawn to enjoy. A driveway and garage add further practicality, providing useful parking and storage. Set within the popular village of Hethersett, the property offers comfortable living in a well-regarded community location.

- Three bedroom home set within the popular and well-regarded village of Hethersett
- Driveway parking alongside a garage, providing both convenience and useful storage
- Bright dual-aspect kitchen dining room forming the heart of the home
- Well-arranged kitchen with breakfast bar, keeping cooking and dining sociable
- Separate utility room offering additional space for laundry and everyday practicality, with adjoining ground floor WC
- Generous sitting room with patio doors opening directly onto the rear garden
- Main bedroom enjoying a dual-aspect outlook, creating a light and airy feel
- Dressing area and private ensuite shower room to the principal bedroom
- Two further bedrooms offering flexible space for family, guests or home working
- Sunny rear garden with patio and lawn, designed to be an enjoyable yet manageable outdoor space





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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

Tailor Place, Hethersett

Set in the popular village of Hethersett, this well-presented three-bedroom home offers comfortable, practical living in a location that continues to be highly sought-after. The property is in lovely condition throughout and benefits from a driveway and garage, making it an appealing option for those looking for a home that is ready to move into while still offering a well-balanced layout for everyday life.

The entrance hall provides a welcoming first impression and leads through to the main living areas of the home. At the heart of the property is the kitchen dining room, a bright and sociable space with windows to two aspects allowing plenty of natural light. The dining area sits comfortably alongside the kitchen, making it ideal for both everyday meals and entertaining.

The kitchen itself is arranged with a breakfast bar, helping to keep the space open and connected whether cooking, dining, or catching up with family and friends. From here, a useful utility room provides additional storage and laundry space, with a separate WC also accessed from this area.

The sitting room is generously sized and offers a relaxed place to unwind. Patio doors open directly out to the garden, allowing the room to feel bright and connected to the outside during the warmer months.



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Upstairs, the main bedroom enjoys a dual-aspect outlook, giving it a particularly light and airy feel. It also benefits from a small dressing area and its own ensuite shower room. Two further bedrooms provide flexible accommodation, suitable for family, guests, or those needing a home office. A family bathroom serves these rooms.

Outside, the garden is sunny and designed to be easy to maintain. A patio area provides space for outdoor seating or dining, while the lawn offers just enough green space without becoming a burden to look after, an ideal balance for those wanting a garden to enjoy without too much upkeep.

Overall, this is a comfortable and well-cared-for home in a well-regarded village, offering practical living spaces, a manageable garden, and the convenience of driveway parking and a garage.

Agents Note

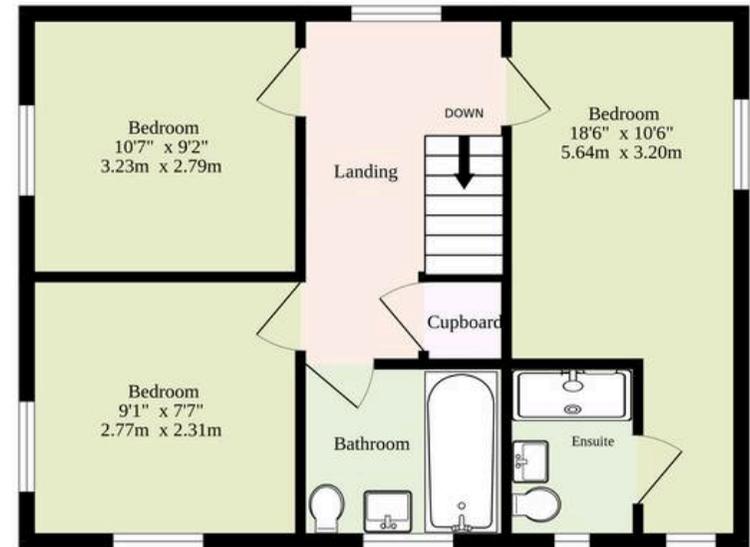
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



Ground Floor
633 sq.ft. (58.8 sq.m.) approx.



1st Floor
513 sq.ft. (47.7 sq.m.) approx.



Including Garage

TOTAL FLOOR AREA : 1146 sq.ft. (106.5 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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