



3 Arneside, Hethersett  
Norwich



Minors & Brady

A tucked away home set within a popular and well loved village, this three-bedroom property in Hethersett combines excellent connectivity with efficient upgrades, making it a superb choice for modern living. Positioned in Arneside just off Ullswater Drive, the location allows easy access onto Norwich Road and the A47, as well as a direct route into Norwich city centre. The home enjoys driveway parking, a garage and a lawned frontage, creating an inviting first impression from the outset. Inside, the property has been redecorated and benefits from a new front door and newly installed boiler, ensuring comfort and peace of mind. The sitting room is bright and welcoming, while the kitchen/dining room to the rear provides a sociable and practical space overlooking the garden. Upstairs offers three well proportioned bedrooms, two with built-in wardrobes, alongside a modern bathroom. Outside, the enclosed rear garden with patio and lawn offers a manageable yet enjoyable space, ideal for both relaxing and entertaining.

- Desirable position within the popular and well loved village of Hethersett
- Tucked away setting in the quiet close of Arneside just off Ullswater Drive
- Excellent connectivity with easy access to Norwich Road and the A47
- Three well sized bedrooms, two with built-in wardrobes
- Spacious and redecorated sitting room with front-facing window
- Kitchen/dining room with fitted units, tiled backsplash and garden access
- Newly fitted front door and newly installed boiler
- Modern first-floor bathroom
- Enclosed rear garden with patio and lawn, ideal yet manageable outdoor space
- Driveway parking to the front alongside a garage





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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 within walking distance 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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## 3 Arneside

Hethersett, Norwich

### Arneside, Hethersett

Tucked away in a quiet close just off Ullswater Drive in the ever-popular village of Hethersett, this well-presented three-bedroom home offers the perfect balance of peaceful living and superb connectivity. Perfectly positioned on the edge of the village, the property provides straightforward access straight onto Norwich Road and the A47, as well as an easy route directly into the city of Norwich.

To the front, the home enjoys a lawned area alongside driveway parking and a garage, offering both practicality and kerb appeal. A newly fitted front door opens into the entrance hall/porch, creating a welcoming first impression and a useful space to step in from the elements.

The sitting room is a generous and comfortable space, complete with a front-facing window that allows natural light to pour in. Recently redecorated and laid with carpet underfoot, it feels fresh, bright and ready to move straight into. The staircase ascends neatly from here to the first floor, while the layout allows for versatile furniture placement to suit modern family living. The property also benefits from a newly installed boiler, adding further efficiency and peace of mind.

To the rear, the kitchen/dining room provides a sociable and functional hub of the home. The fitted kitchen features a tiled backsplash and offers space for all the important appliances, while the adjacent dining area is enhanced with a backdrop of colour, adding character and warmth to the space. A rear door leads directly out to the garden, making it easy to entertain or simply enjoy indoor-outdoor living during the warmer months.



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## 3 Arneside

Hethersett, Norwich

Upstairs, three well-sized bedrooms offer comfortable accommodation for families, guests or those working from home. Two of the bedrooms benefit from built-in wardrobes, providing practical storage solutions without compromising on space. The rooms are served by a modern bathroom, completing the first-floor layout.

Outside, the rear garden is a particularly appealing feature, a great-sized plot that strikes the perfect balance between manageable and enjoyable. With a patio area for seating and entertaining, a lawn for children or pets to play, and enclosed fencing complemented by greenery, it offers privacy and a pleasant setting to unwind.

Altogether, this is a perfectly sized home offering efficient upgrades, family-friendly living, parking and a garage, all set within a quiet and convenient Hethersett location. A lovely opportunity for those seeking a home that is ready to move into, yet still full of warmth and practicality.

### Agents Note

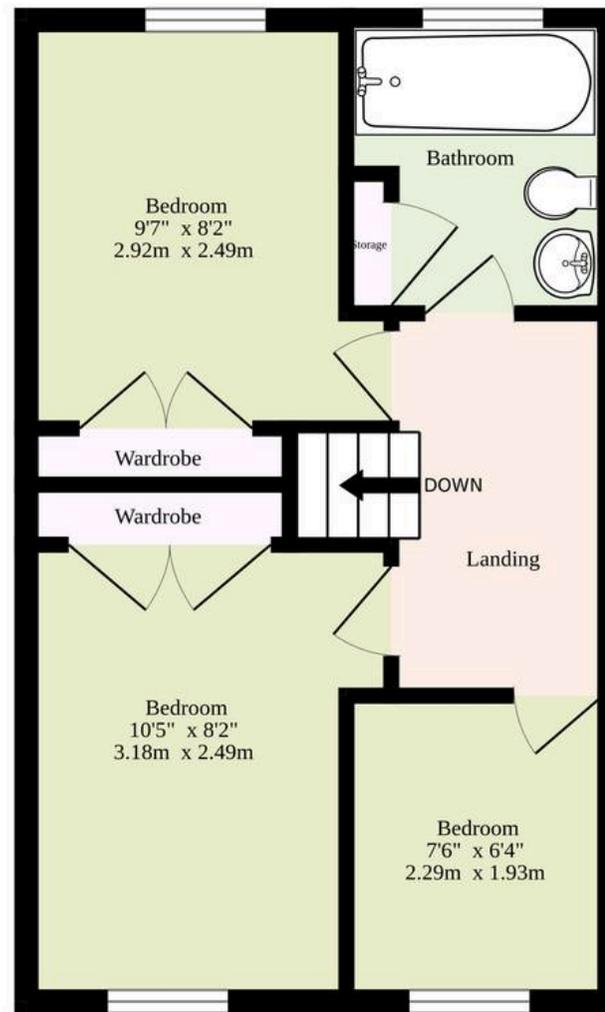
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



**Ground Floor**  
484 sq.ft. (45.0 sq.m.) approx.



**1st Floor**  
299 sq.ft. (27.8 sq.m.) approx.



**Including Garage**

**TOTAL FLOOR AREA : 783 sq.ft. (72.7 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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