



26 Sargeant Way, Hethersett

Norwich



Minors & Brady

Located on Sargeant Way in Hethersett, this modern three-bedroom home is positioned within a new and growing residential estate and benefits from an attractive outlook over a green area to the front. The property offers well-balanced accommodation, beginning with an inviting entrance hall that leads to a front-facing sitting room filled with natural light. To the rear, a U-shaped kitchen with built-in appliances opens into a dining area, with French doors connecting the space to the garden. A ground floor WC and storage add everyday practicality, while upstairs accommodation includes three bedrooms. The principal bedroom features an en-suite shower room, complemented by a family bathroom. Externally, the home is completed by a generous rear garden and benefits from contemporary eco-friendly features, including solar panels and an electric vehicle charging point.

- Modern three-bedroom home arranged over two floors, offering a practical and well-balanced layout suitable for a range of buyers
- Set within a new and up-and-coming residential estate on Sargeant Way in the popular village of Hethersett
- Enjoys an attractive open outlook to the front, overlooking a green area that adds to the sense of space
- Benefits from a tandem driveway, providing convenient off-road parking directly in front of the property
- Welcoming front-facing sitting room, enhanced by a window that allows plenty of natural light to fill the space
- Adjoining dining area with French doors opening onto the rear garden, ideal for everyday living and entertaining
- Well-appointed U-shaped kitchen featuring built-in appliances, generous worktop space and ample storage
- Three bedrooms to the first floor, including a principal bedroom with its own en-suite shower room
- Eco-conscious features including solar panels and an electric vehicle charging point, supporting modern living





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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 nearby and a Co-op within easy walking distance, alongside Boots. A local school is quite literally just a stone's throw away, making this an ideal setting for families. The village itself is well served by amenities, including two welcoming pubs and a social club. 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 relaxed 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 high-quality cuts. The village is also home to well-regarded schools, including Hethersett Academy, and an active village hall that hosts a wide range of events throughout the year.

Just a short distance away lies a park with a large recreation field, ideal for everything from early-morning dog walks to children's football matches.

Only a few minutes away, the historic market town of Wymondham provides further amenities, including Waitrose and Lidl, complementing the already excellent local shopping options.

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 into Cambridge.



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Hethersett, Norwich

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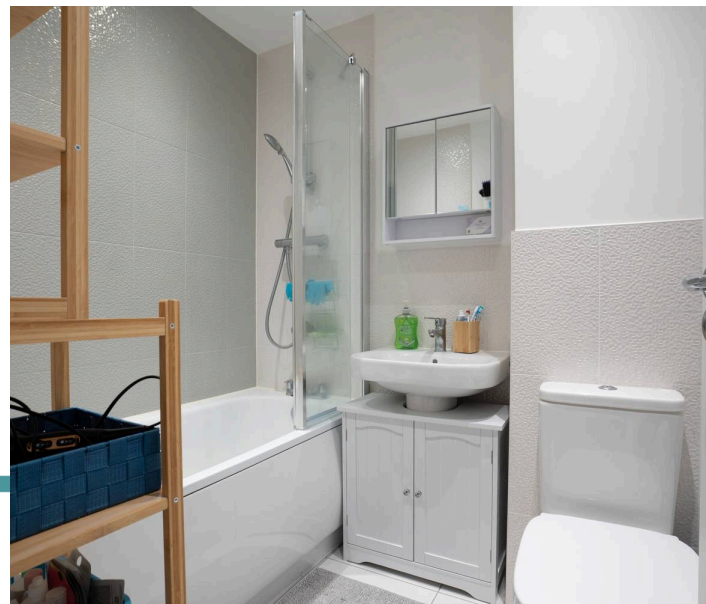
Situated on Sargeant Way in the popular village of Hethersett, this modern three-bedroom home forms part of a new and up-and-coming residential estate and enjoys a pleasant outlook over a green area to the front, creating an open and attractive first impression.

Approached via a tandem driveway, the property offers convenient off-road parking before leading to a welcoming entrance hall, providing access to the main living spaces. To the front of the home is a bright sitting room, featuring a front-facing window that allows natural light to flow into the space, making it ideal for everyday living and relaxing.

To the rear, the heart of the home is a U-shaped kitchen, thoughtfully designed with built-in appliances and ample worktop and storage space. The kitchen opens into a dedicated dining area, creating a sociable layout suitable for both family meals and entertaining. French doors lead directly from the dining area out to the rear garden, seamlessly linking indoor and outdoor living. Completing the ground floor are a convenient WC and additional storage, enhancing the practicality of the layout.

Upstairs, the property offers three well-proportioned bedrooms. The main bedroom benefits from an en-suite shower room, providing added comfort and privacy. The remaining bedrooms are served by a modern family bathroom, fitted to accommodate daily routines with ease.

Externally, the home enjoys a good-sized rear garden, comprising a patio area for seating and entertaining, along with a lawned section, offering a balance of usable outdoor space suitable for a variety of lifestyles.



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The property is eco-conscious in its design, featuring solar panels and an electric vehicle charging point, reflecting modern living requirements and supporting a more sustainable way of life.

Overall, this is a well-presented and practical modern home, ideally positioned within a growing community in Hethersett, offering contemporary features, outdoor space, and energy-efficient additions.

### Agents Note

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

The property is sold with owned solar panels, helping to reduce energy costs, with the potential to generate additional income if applicable. An electric vehicle charging point is also installed.

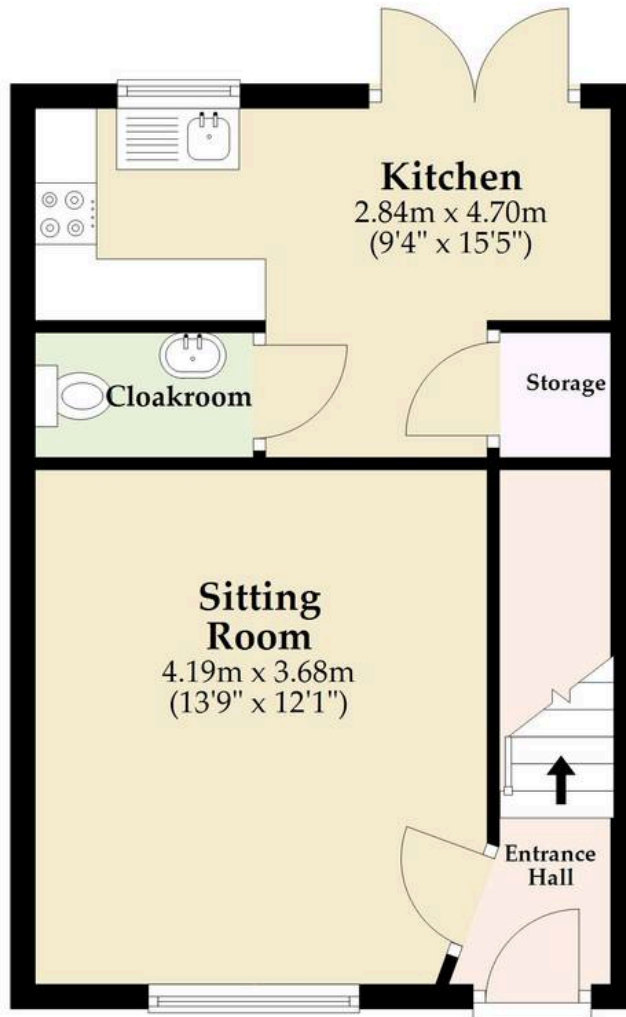
Maintenance charge: tbc



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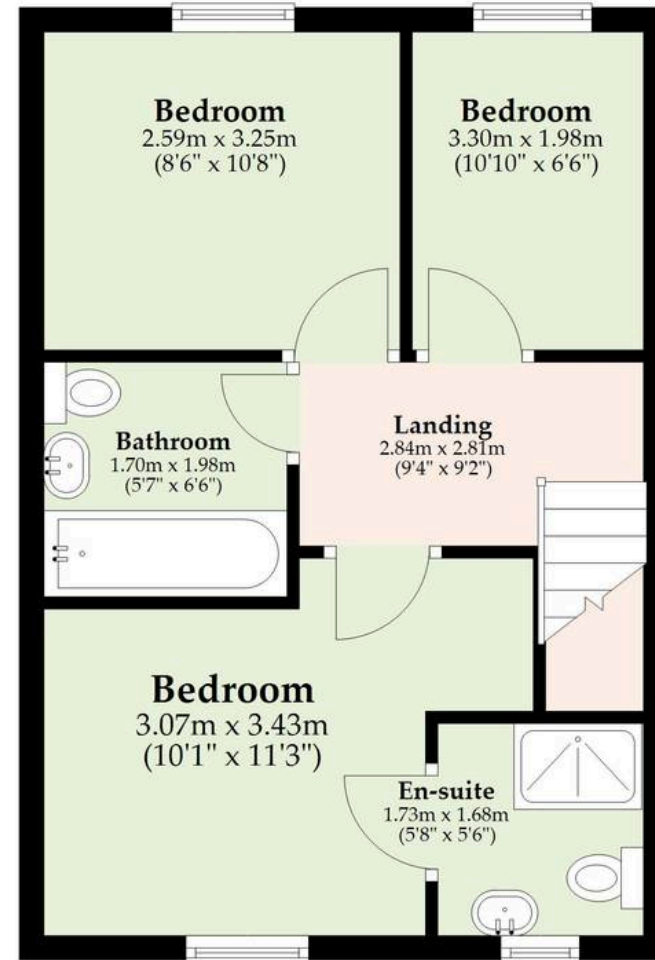
## Ground Floor

Approx. 29.5 sq. metres (317.1 sq. feet)  
(excluding Entrance Hall)



## First Floor

Approx. 37.7 sq. metres (406.2 sq. feet)  
(excluding En-suite)



Total area: approx. 67.2 sq. metres (723.2 sq. feet)

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.

Plan produced using PlanUp.

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