



3 Victory Cottages Colney Lane, Hethersett

Norwich



Minors & Brady

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A hidden cottage-style gem, this beautifully renovated three-bedroom home offers real personality and a wonderful sense of space, tucked away in a sought-after village setting. Recently transformed throughout, it blends original character with thoughtful modern touches, with striking Crittall-inspired detailing featured in the shower rooms, adding a stylish edge to the contemporary finish. At its heart sits a superb cottage-style kitchen, full of natural light and designed as a warm, sociable hub of the home. The property is of a generous size, with well-balanced living spaces that flow comfortably for both everyday life. Upstairs, the three well-proportioned bedrooms continue the sense of space. Outside, the impressive south-facing garden offers privacy and charm, complete with a versatile garden cabin ideal for home working or creative use.

- Fully refurbished throughout, combining period character with a fresh contemporary finish for a move-in ready feel
- Private south-facing rear garden designed for all-day sun and excellent seclusion
- Detached garden studio/cabin offering flexible use as an office, gym, or creative space
- Generous driveway parking with space for multiple vehicles plus garage access
- Bright and welcoming cottage-style kitchen with a sociable breakfast seating area
- Elegant sitting room featuring a statement fireplace and seamless connection to the dining space
- Two upgraded shower rooms showcasing sleek modern design with Crittall-style detailing
- Dedicated utility room providing practical and well-organised laundry/storage space



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The Location

Situated on Colney Lane within Hethersett, this home enjoys a location that perfectly balances strong community spirit with excellent everyday convenience.

Everyday essentials are close at hand, with a well-stocked Tesco, Co-op, and Boots all within easy reach. The village itself offers a welcoming social scene, with two popular pubs and a community-focused social club at its heart. The Kings Head provides a traditional setting for relaxed meals and drinks, while Esquires Café has become a favourite local destination for breakfast, lunch, or coffee.

For fresh, locally sourced produce, the nearby farm shop is a real highlight, known for its bakery's widely talked-about sweet treats and its selection of fresh flowers, alongside a quality on-site butchery. Families are well served by reputable schools, including Hethersett Academy, and the active village hall hosts a variety of events throughout the year.

Just a short distance away is a well-maintained park with a large recreation field, ideal for dog walks, sports, and family activities.

A few minutes away in the market town of Wymondham, further amenities can be found including Waitrose and Lidl, complementing the strong local offering already available in the village.

Transport connections are another key advantage. Regular bus routes link Hethersett with surrounding areas, while the nearby A11 and A47 provide easy road access across Norfolk and beyond. Norwich is just around 15 minutes away, offering extensive shopping, dining, and cultural attractions. Wymondham railway station also provides direct services, including routes to Cambridge in approximately an hour.



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Colney Lane, Hethersett

Situated in the highly sought-after village of Hethersett, this beautifully presented three-bedroom terraced home enjoys a tucked-away position with excellent privacy, while still being within easy reach of local amenities and countryside walks. The property benefits from garage access and parking to the front for up to three vehicles, along with a charming patio walkway leading to the entrance. Recently renovated throughout, this home blends original character features with stylish modern upgrades, offering a truly turnkey opportunity.

Upon entering, you are welcomed by a bright and inviting hallway setting the tone for the rest of the home. The sitting room retains a wonderful original fireplace and flows seamlessly through a large opening into the dining room, creating an ideal space for both everyday living and entertaining.

The heart of the home is the brand new cottage style kitchen, a standout feature of the recent renovation, fitted with elegant units, a Belfast sink, breakfast bar seating area, pamment style flooring, and a fully glazed outlook that floods the space with natural light and connects beautifully to the garden.

Practicality has been thoughtfully considered with a utility room and a stylish shower room on the ground floor, featuring a contemporary Crittall design shower enclosure, earthy contrasting tiles, and a heated towel rail.



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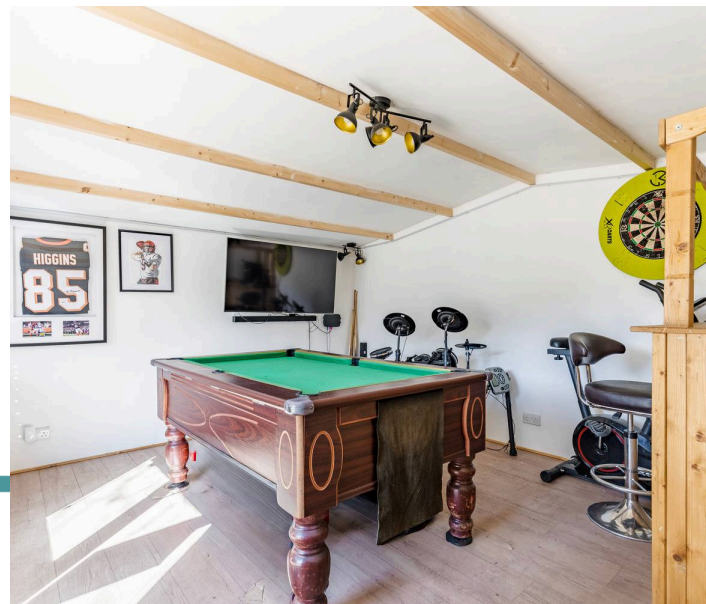
Upstairs offers three well-proportioned bedrooms alongside a further brand new shower room, also finished with Crittall design detailing and high-quality, modern sanitaryware, maintaining the same level of finish and attention to detail throughout.

Externally, the property truly excels with a large, private south-facing garden plot full of character, ideal for outdoor entertaining and relaxation. A versatile cabin/office sits within the garden, perfect for remote working, creative use, or additional storage.

With its combination of character features, modern specification, and extensive outdoor space, this home offers an exceptional lifestyle opportunity in a desirable village setting.

Agents Note

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



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Dreaming of this home? Let's make it a *reality*.



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Branch Manager



Meet *Nagilla*
Aftersales Team Leader



Meet *Tristan*
Senior Property Lister

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