



5 Serotine Avenue, Hethersett

Norwich



Minors & Brady

This modern detached family home is situated within a highly regarded residential development and benefits from recent construction with remaining builder protection. The ground floor offers a bright, spacious layout including a dual-aspect lounge at the front and a versatile second reception room suitable as a study, playroom, or additional sitting area. To the rear is a contemporary open-plan kitchen and dining area with bi-fold doors opening onto the garden, alongside a separate utility room and cloakroom. The first floor comprises a main bedroom with fitted storage and en-suite, three further bedrooms, and a stylish family bathroom with modern fittings. Externally, the property features an enclosed low-maintenance rear garden and a converted garage currently used as a gym with its own shower and utility connections, providing excellent flexibility.

- Modern detached four-bedroom family home built in 2017 with remaining NHBC warranty
- Bright dual-aspect living room at the front of the property with excellent natural light
- Flexible second reception room ideal as a study, snug, playroom, or home office
- Large open-plan kitchen and dining area forming the heart of the home
- Bi-fold doors opening onto the rear garden, creating seamless indoor-outdoor living
- Separate utility room and downstairs WC for added practicality and convenience
- Principal bedroom with fitted wardrobes and en-suite shower room
- Three additional bedrooms offering flexible space for family, guests, or work use
- Stylish modern family bathroom featuring contemporary fittings and a rainfall shower
- Converted garage/home gym with its own shower and utility connections, offering excellent versatility





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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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Set within a modern and well-regarded residential development, this impressive four-bedroom detached home, built in 2017, combines contemporary design with practical family living. The property benefits from the remainder of its NHBC warranty, offering added peace of mind for any prospective buyer. Thoughtfully laid out and tastefully presented throughout, it provides generous accommodation ideal for both day-to-day life and entertaining guests.

On entering the home, you are immediately welcomed by a sense of space and light. To the front, there is a large dual-aspect living room which enjoys an airy feel thanks to its wide windows and natural light throughout the day.

Opposite, a second reception room offers flexible use as a playroom, snug, or home office depending on lifestyle needs. This versatility makes the ground floor particularly well-suited to modern family requirements.

At the rear of the property sits a spacious open-plan kitchen and dining area, designed as the heart of the home. With ample room for both cooking and socialising, it opens directly onto the garden through wide bi-fold doors, creating a seamless flow between indoor and outdoor living. A separate utility room adds convenience and keeps household tasks neatly tucked away, while a downstairs WC completes the ground floor layout.



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Upstairs, the accommodation continues to impress with a well-proportioned principal bedroom featuring built-in sliding wardrobes and a private en-suite bathroom with a large rainfall shower. There are two further double bedrooms, both comfortably sized, along with a fourth bedroom that works well as a small double or generous single room. The main family bathroom is modern in style and also includes a rainfall shower, complementing the home's contemporary finish.

Outside, the rear garden is fully enclosed and designed for easy enjoyment, with a combination of lawn and patio areas that make it suitable for both relaxation and outdoor dining. A particularly notable feature is the partially converted garage space, which has been adapted into a home gym and includes its own en-suite shower room, along with power and plumbing, offering excellent potential for a variety of uses.

Agents Note

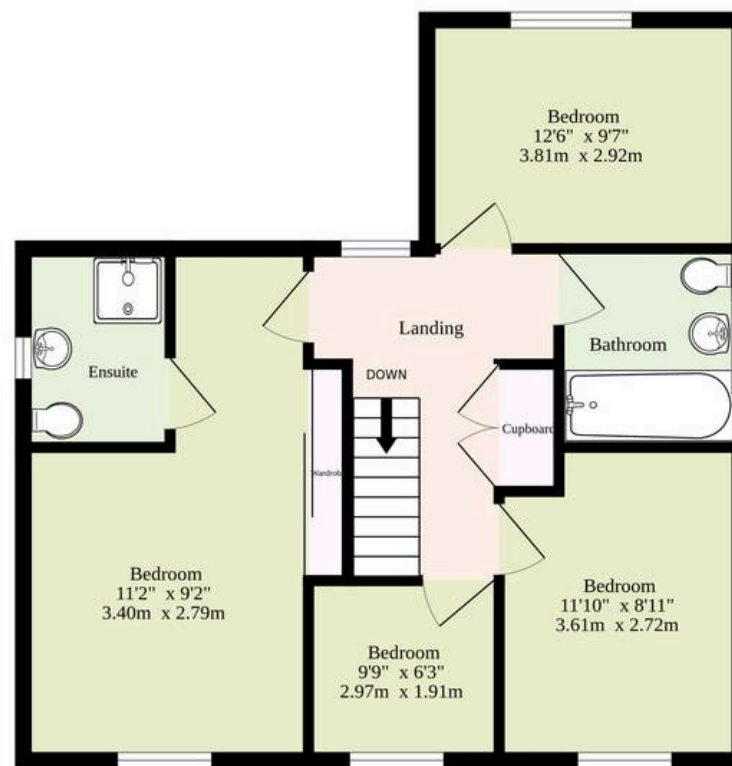
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



Ground Floor
782 sq.ft. (72.7 sq.m.) approx.



1st Floor
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 1365 sq.ft. (126.8 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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