



22 Serotine Avenue, Hethersett
Norwich



Minors & Brady

This attractive modern detached home offers a welcoming and well-balanced living environment, ideal for family life. The layout has been thoughtfully designed to provide both open living space and practical everyday functionality. Light-filled rooms throughout create a bright and comfortable atmosphere that feels easy to settle into from the moment you walk in. The home is presented to a high standard, reflecting the care taken by the current owners. Energy efficiency is a real advantage, helping to keep day-to-day running costs manageable. Outdoors, the property continues to impress with private space to enjoy and room for both parking and storage. Overall, this is a property that combines comfort, convenience, and modern living in a way that feels ready to enjoy straight away.

- Modern three-bedroom detached family home offering a practical and well-balanced layout
- Energy-efficient modern build with an EPC rating of B, supporting lower household running costs
- Well presented throughout, reflecting a home that has been carefully maintained
- Contemporary fitted kitchen with dedicated dining space ideal for everyday family use
- Convenient ground floor WC adding practicality for guests and busy households
- Principal bedroom featuring a private en-suite shower room
- Two further well-proportioned bedrooms suitable for family members, guests, or home working
- Private, enclosed rear garden designed for low maintenance, complete with a useful summerhouse
- Spacious driveway providing off-street parking
- Garage offering additional parking or valuable storage 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 Hetherset 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 Hetherset 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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This modern three-bedroom detached family home offers spacious and thoughtfully arranged accommodation, making it an excellent choice for growing families or those seeking a well-balanced layout. The property is a modern build and is well presented throughout, with an EPC rating of B, highlighting its energy efficiency and potential for lower utility costs.

The ground floor opens into a welcoming entrance hallway that sets the tone for the rest of the home. From here, access is provided to a generously sized living room, offering flexible space for everyday living as well as entertaining. The modern fitted kitchen diner is positioned to create a practical family hub, with ample room for dining and daily use.

A downstairs WC adds convenience for both residents and guests.

The first floor continues the sense of space, featuring three well-sized bedrooms that can comfortably accommodate family living or home working needs. The master bedroom benefits from its own en-suite, providing additional privacy and functionality. A modern family bathroom serves the remaining bedrooms and is finished to a contemporary standard in keeping with the rest of the property.



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Externally, the property enjoys a private and enclosed rear garden that has been designed to be low maintenance, making it easy to enjoy throughout the year. The addition of a summerhouse provides useful extra space, suitable for storage or leisure use. To the front and side, the home benefits from a spacious driveway and an integral garage, offering ample off-street parking and further practical storage options.

Agents Note

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

This property has instructed us via a third-party company; therefore, all details should be independently verified prior to proceeding, particularly as we have limited information available.



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Total area: approx. 123.4 sq. metres (1328.4 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.

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



Meet *Liam*
Branch Manager



Meet *Nagilla*
Aftersales Team Leader



Meet *Tristan*
Senior Property Lister

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