



10 Lynch Green, Hethersett

Norwich



Minors & Brady

10 Lynch Green

Hethersett, Norwich

Situated within a highly sought-after part of Hethersett, this beautifully presented three-bedroom townhouse offers spacious and flexible accommodation across three floors, ideal for modern family living. Occupying a generous corner plot and offered with no onward chain, the property provides a ready-to-move-into home with further potential to extend, subject to planning.

Its combination of updated interiors, practical layout, and outdoor space makes it a strong option for buyers seeking both comfort and future scope. The position within the development allows for a greater sense of space around the home, while the layout has been designed to suit both everyday routines and more sociable living.



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Hethersett, Norwich

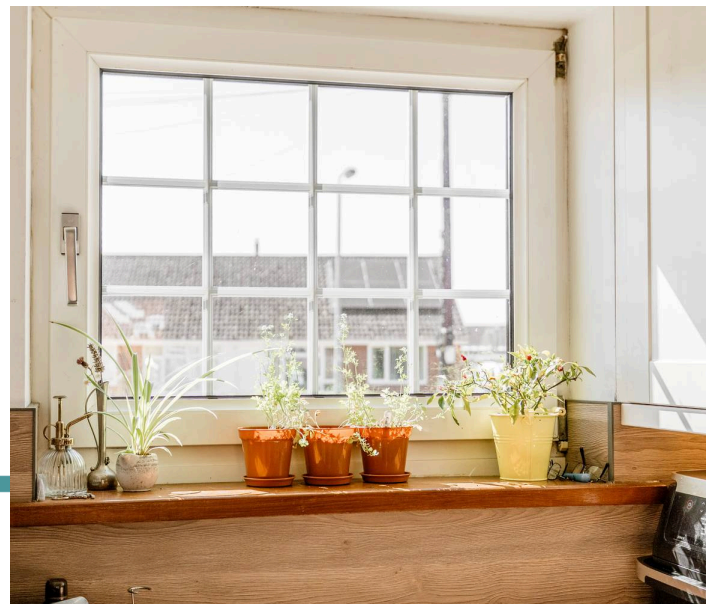
- Chain free three bedroom townhouse set across three floors, offering a straightforward purchase
- Beautifully presented throughout with recent updates including flooring, decoration, and general improvements
- Spacious lounge featuring a multi fuel fireplace, creating a central and inviting living space
- Modern fitted kitchen and breakfast room with ample storage and worktop space for everyday use
- Bright and versatile garden room providing additional living space with views over the rear garden
- Three well proportioned bedrooms, including a generous principal bedroom with a dedicated wardrobe area
- Contemporary family bathroom on the first floor, along with a convenient ground floor bathroom
- Positioned on a desirable corner plot with excellent potential to extend to the side, subject to planning
- Generous enclosed rear garden, mainly laid to lawn with raised decking area ideal for outdoor seating and entertaining
- Driveway to the front providing off road parking for up to four vehicles

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



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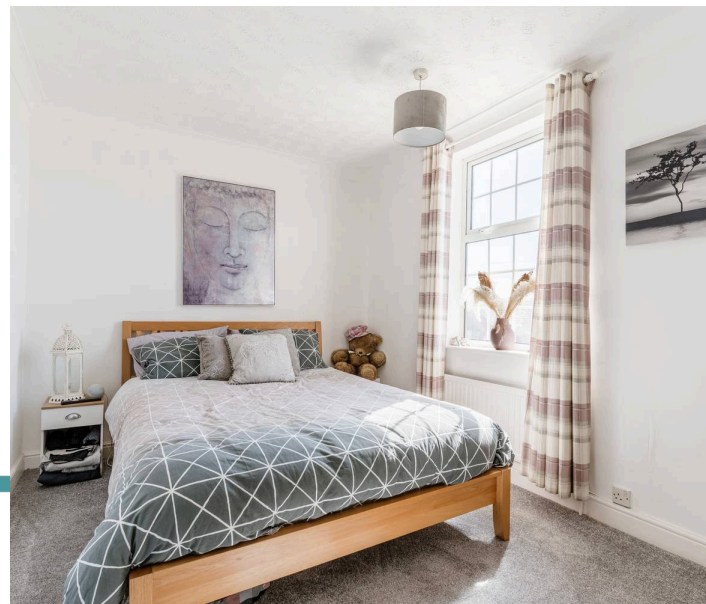
Location

Situated within a well-established residential area of Hethersett, Lynch Green offers a convenient setting with a strong village feel. Hethersett provides a wide range of everyday amenities including shops, cafés, schooling for all ages, and healthcare services, making it well suited to day-to-day living. The village is also well connected, with regular transport links and easy access to the A11, providing straightforward routes into Norwich and beyond.

The surrounding area offers access to open countryside and walking routes, while nearby Norwich provides an extensive selection of retail, dining, and leisure facilities. This location combines practical convenience with a well-served village environment.

Lynch Green

Stepping inside, the entrance hall leads through to a well proportioned lounge positioned at the heart of the home. This inviting space is centred around a multi fuel fireplace, creating a warm focal point and a comfortable setting for everyday living. The kitchen and breakfast room has been fitted to a modern standard, offering ample storage, generous worktop space, and room for informal dining. From here, the layout continues into a bright and versatile garden room, providing additional living space with views over the rear garden and flexibility for a range of uses.



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The first floor hosts two of the bedrooms along with a contemporary family bathroom fitted with a three piece suite. The principal bedroom is a particularly generous space and benefits from a dedicated wardrobe area, adding to its practicality. The second floor provides a further well sized bedroom, creating a layout that works well for families, guests, or home working.

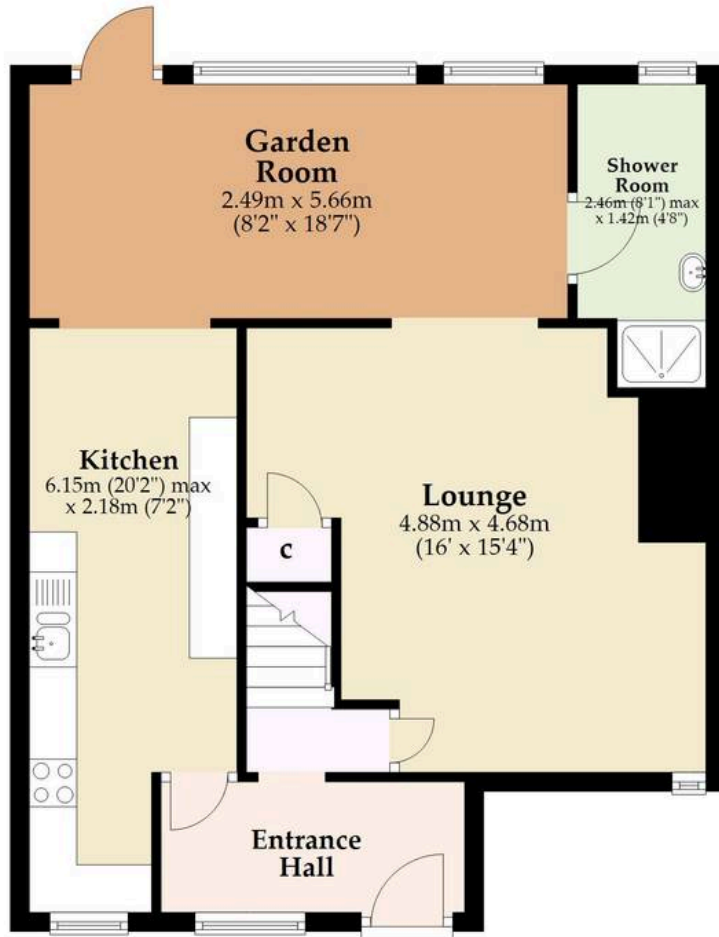
Externally, the property sits on a corner plot with a driveway to the front providing off road parking for up to four vehicles. The rear garden has been thoughtfully landscaped and is mainly laid to lawn, complemented by a raised decking area ideal for seating and outdoor dining. A useful side garden further enhances the overall plot and offers potential for extension if required.



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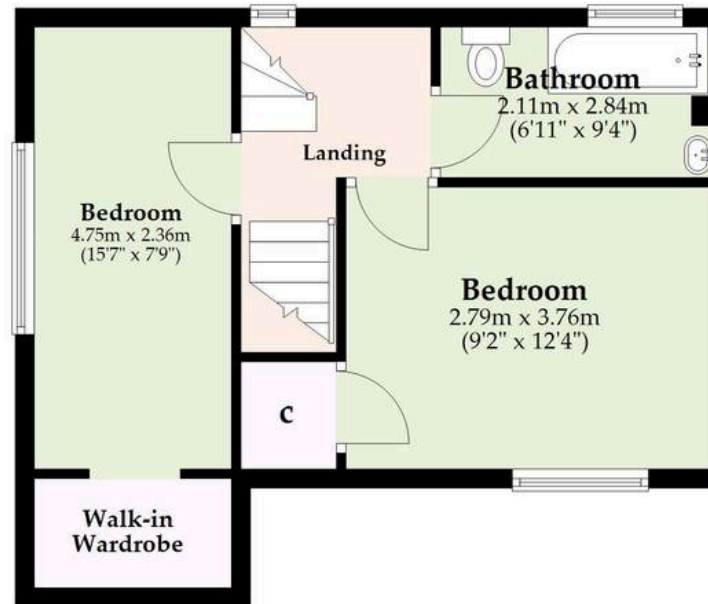
Ground Floor

Approx. 65.9 sq. metres (708.9 sq. feet)



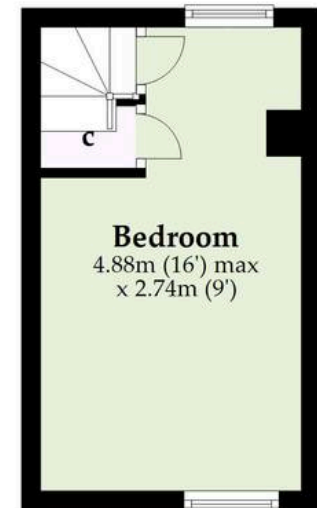
First Floor

Approx. 39.1 sq. metres (421.3 sq. feet)



Second Floor

Approx. 13.4 sq. metres (144.0 sq. feet)



Total area: approx. 118.4 sq. metres (1274.2 sq. feet)

Sqft excludes hall, landing and garage.

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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Meet *Nagilla*
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Minors & Brady
Your home, our market

 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

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