



1 Deer Vale, Hethersett

Norwich



Minors & Brady

# 1 Deer Vale

Hethersett, Norwich

Set within a sought-after modern development in the popular village of Hethersett, this beautifully presented detached family home occupies an enviable corner plot and benefits from the remainder of its NHBC warranty.

Thoughtfully designed for modern living, the property offers spacious and stylish accommodation throughout, complemented by a landscaped rear garden, off-road parking and excellent access to local amenities, well-regarded schools and transport links into Norwich.



# 1 Deer Vale

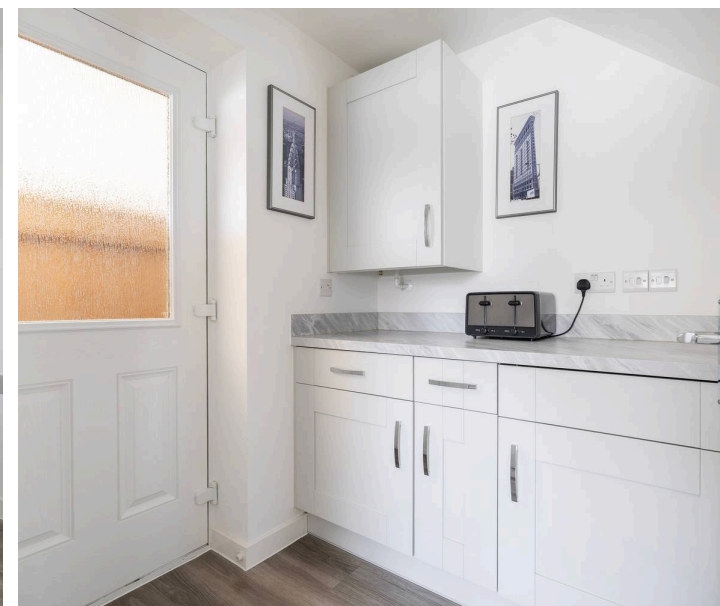
Hethersett, Norwich

- Immaculately presented detached family home occupying a generous corner plot within a popular modern development
- Remaining NHBC warranty, offering added peace of mind for prospective purchasers
- Stylish open plan kitchen and dining room with ample storage, integrated dining space and adjoining utility room
- Spacious dual aspect lounge with French doors opening onto the landscaped rear garden
- Three well proportioned bedrooms, including a generous principal suite with fitted ensuite shower room
- Ground floor cloakroom, contemporary family bathroom and private ensuite, providing excellent practicality for modern family living
- Landscaped rear garden offering an attractive and enclosed space for outdoor dining, entertaining and relaxation
- Driveway providing convenient off road parking, with the corner plot offering additional outdoor space and kerb appeal
- Ideally positioned close to local amenities, highly regarded schools and excellent road and bus links to Norwich and surrounding areas

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B



M&B

# 1 Deer Vale

Hethersett, Norwich

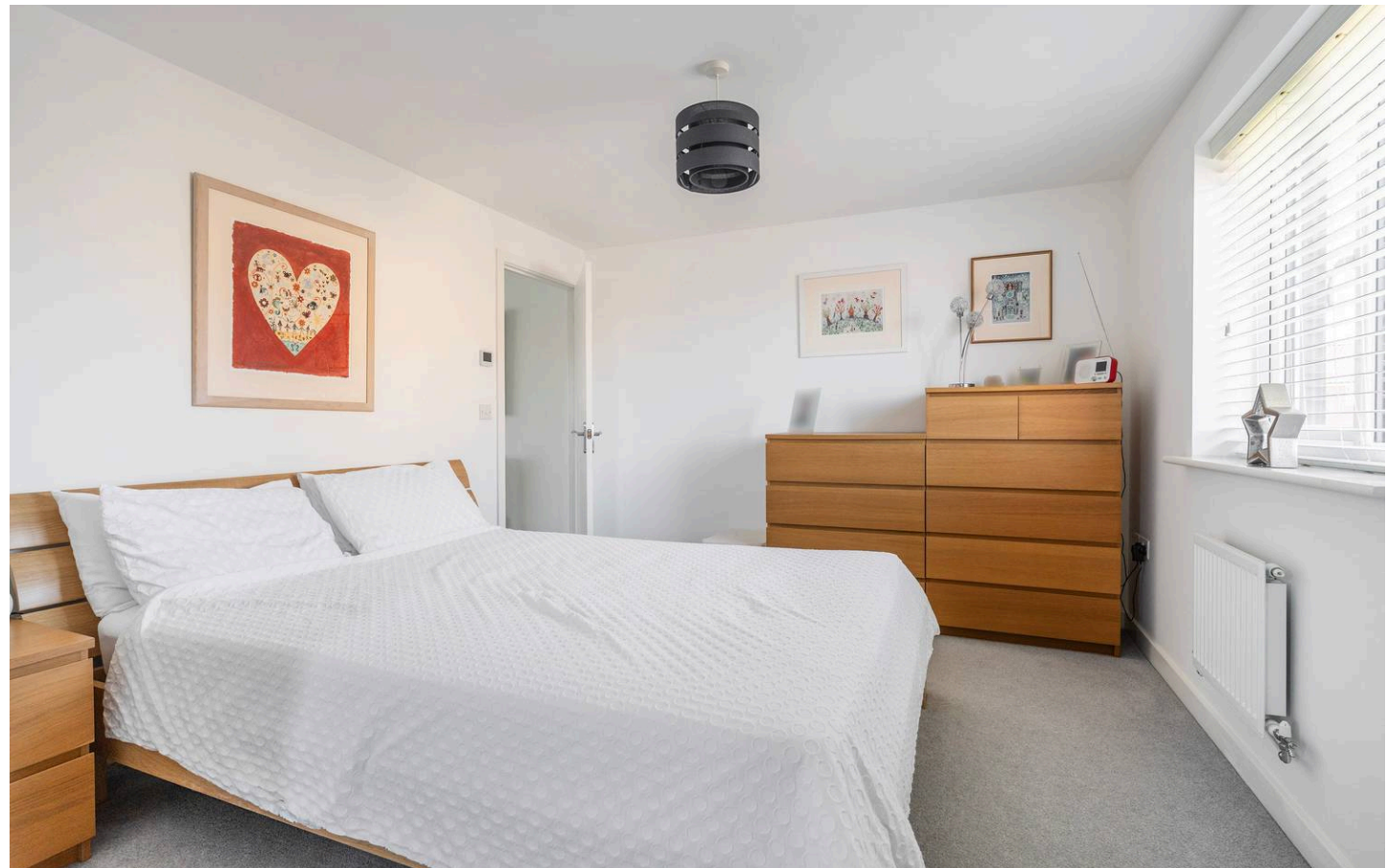
## Location

Situated in the sought-after village of Hethersett, Deer Vale enjoys a convenient location with excellent access to both village amenities and the city of Norwich. Hethersett offers a wide range of everyday conveniences, including supermarkets, independent shops, cafés, healthcare services, and well-regarded schools, all contributing to its strong community feel. Regular bus services and nearby access to the A11 make commuting and travelling across the region straightforward.

The village is surrounded by attractive Norfolk countryside, with a variety of walking routes and green open spaces to enjoy, while Norwich is just a short drive away, offering an extensive choice of shopping, dining, entertainment, and cultural attractions. This location combines the benefits of village living with excellent connectivity and access to city amenities.

## Deer Vale

Stepping inside, the welcoming entrance hall provides access to the principal ground floor accommodation. Positioned to one side of the home is the generous lounge, a bright and comfortable reception room with French doors opening directly onto the rear garden, allowing natural light to fill the space while creating an effortless connection between indoors and out.



M&B

# 1 Deer Vale

Hethersett, Norwich

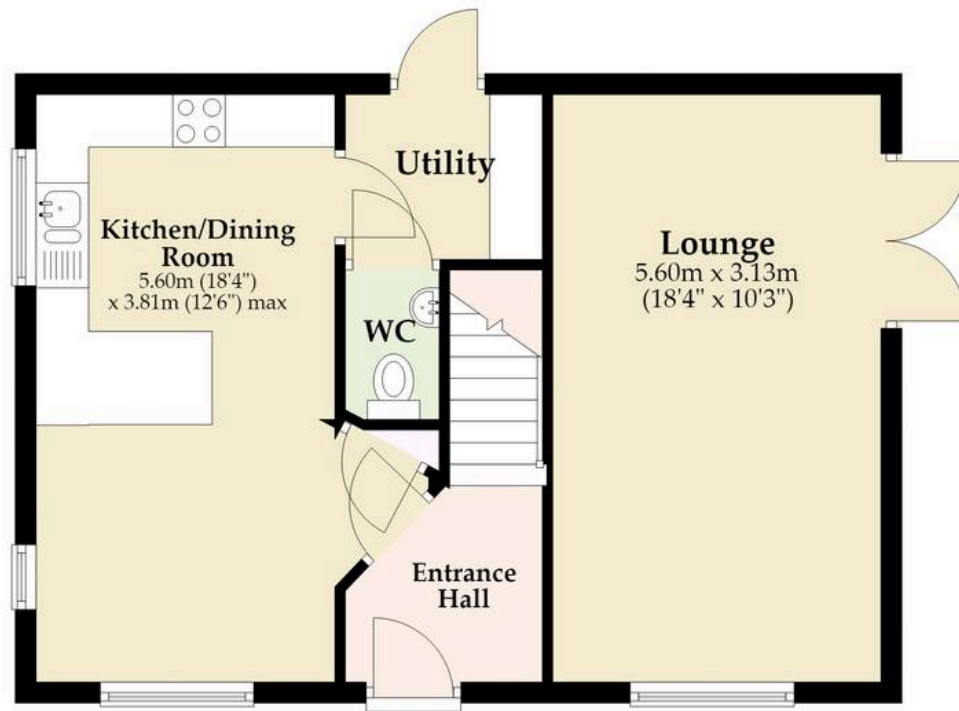
The heart of the home is the impressive kitchen and dining room, offering an excellent social space for everyday family life as well as entertaining guests. Fitted with a comprehensive range of contemporary units and generous worktop space, the kitchen is designed with both style and practicality in mind, while the dining area comfortably accommodates a family dining table. Adjoining the kitchen is a separate utility room with external access, keeping laundry and household tasks tucked away from the main living areas. A convenient ground floor cloakroom completes the downstairs accommodation. The first floor continues to impress with three well proportioned bedrooms. The principal bedroom is particularly spacious and benefits from its own private ensuite shower room, creating a comfortable space to unwind. Two further bedrooms provide flexible accommodation for family members, guests or those working from home, all served by a modern family bathroom finished to a high standard.

Outside, the property enjoys a landscaped rear garden that has been thoughtfully designed to provide an attractive and enclosed outdoor space for relaxing, entertaining and family enjoyment. The corner plot setting enhances both the sense of space and privacy, while the driveway provides convenient off road parking.



## Ground Floor

Approx. 45.1 sq. metres (485.2 sq. feet)



## First Floor

Approx. 45.4 sq. metres (489.0 sq. feet)



Total area: approx. 90.5 sq. metres (974.2 sq. feet)

**M&B**

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

Minors & Brady  
*Your home, our market*

 [norwich@minorsandbrady.co.uk](mailto:norwich@minorsandbrady.co.uk)

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



## How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



**Matt Waters**  
Director and  
Principal



**Victoria Payne**  
Mortgage and  
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378  
E: [enquiries@norfolk-mortgages.co.uk](mailto:enquiries@norfolk-mortgages.co.uk)