



39 West Croft, Hethersett

Norwich



Minors & Brady

39 West Croft

Hethersett, Norwich

Having undergone a comprehensive renovation programme, this beautifully presented detached bungalow offers stylish single-storey living in the sought-after village of Hethersett. Finished to a high contemporary standard throughout, the property combines bright and spacious accommodation with modern fixtures and fittings, creating a home that is ready to move straight into.

Occupying a generous plot with ample off-road parking and a private rear garden, this impressive residence is perfectly suited to families, downsizers and those seeking a low-maintenance lifestyle without compromising on space.



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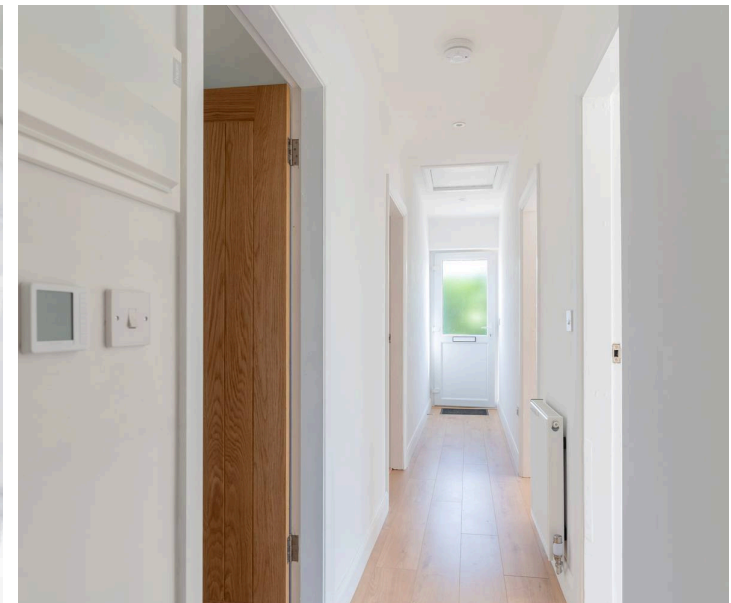
- Fully renovated detached bungalow finished to a high contemporary standard throughout
- Exceptional 27ft open-plan kitchen, dining and living space forming the heart of the home
- Stylish modern kitchen with central island and extensive worktop and storage space
- Three well-proportioned bedrooms, offering flexibility for families, guests or home working
- Beautifully appointed family bathroom with contemporary fittings and finishes
- New roof installed, providing added peace of mind for future owners
- Generous frontage with extensive off-road parking for multiple vehicles
- Private and low-maintenance rear garden, ideal for outdoor dining and entertaining
- Situated within easy reach of local amenities, schools and everyday conveniences

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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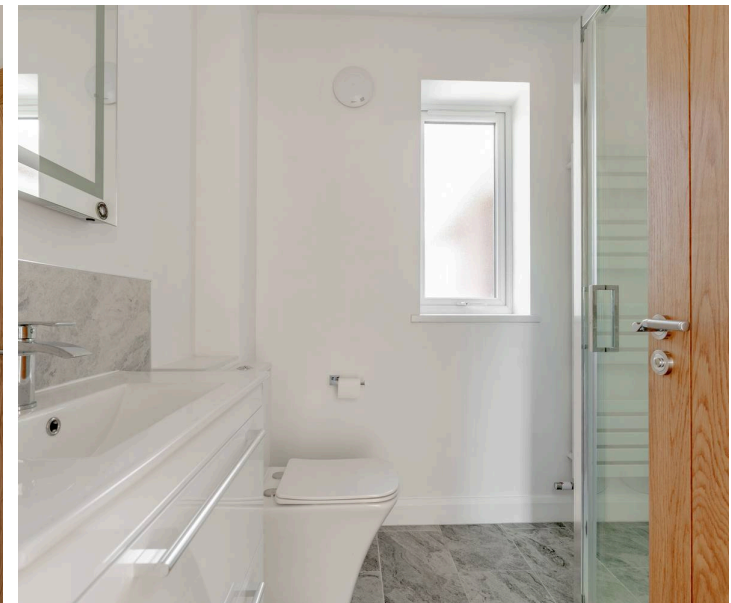
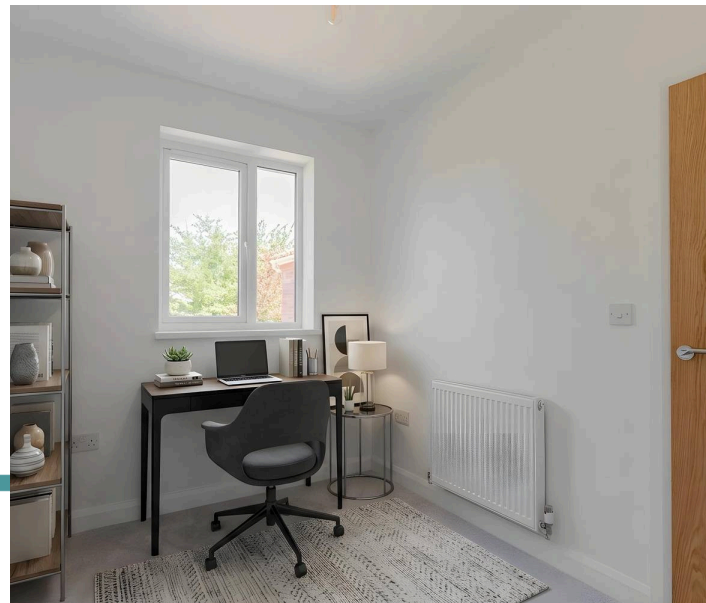
Location

Located in the sought-after village of Hethersett, West Croft enjoys a convenient setting with excellent access to both local amenities and surrounding transport links. Hethersett offers a wide range of everyday facilities including supermarkets, independent shops, cafés, healthcare services, and well-regarded schooling, all contributing to its popularity within the area. The village benefits from a strong community atmosphere while remaining within easy reach of Norwich, making it well suited to those who require access to the city for work, education, or leisure.

The nearby A11 provides straightforward connections to Norwich, Cambridge, and beyond, while the surrounding countryside offers an abundance of walking routes and open green spaces. Residents can also enjoy a variety of local recreational facilities, including parks, sports clubs, and community events throughout the year, creating a well-balanced village lifestyle with excellent convenience.

West Croft

Stepping inside, the welcoming entrance hall provides access to all accommodation and immediately showcases the quality of finish found throughout the home. The true centrepiece of the property is the exceptional open-plan kitchen, dining and living space, stretching in excess of 27ft in length.



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Designed with modern living in mind, this impressive room offers extensive space for cooking, dining and relaxing, whilst large windows and French doors allow natural light to flood the interior. The contemporary kitchen is fitted with a range of sleek units and generous worktop space, creating a practical and sociable environment ideal for both everyday family life and entertaining guests.

The bungalow offers three well-proportioned bedrooms, providing flexibility for a variety of buyers. The principal bedroom is a comfortable double room, whilst the remaining bedrooms can easily accommodate family members, guests or those working from home. Serving the bedrooms is a stylish modern bathroom fitted with contemporary sanitaryware and a walk-in shower, completing the accommodation.

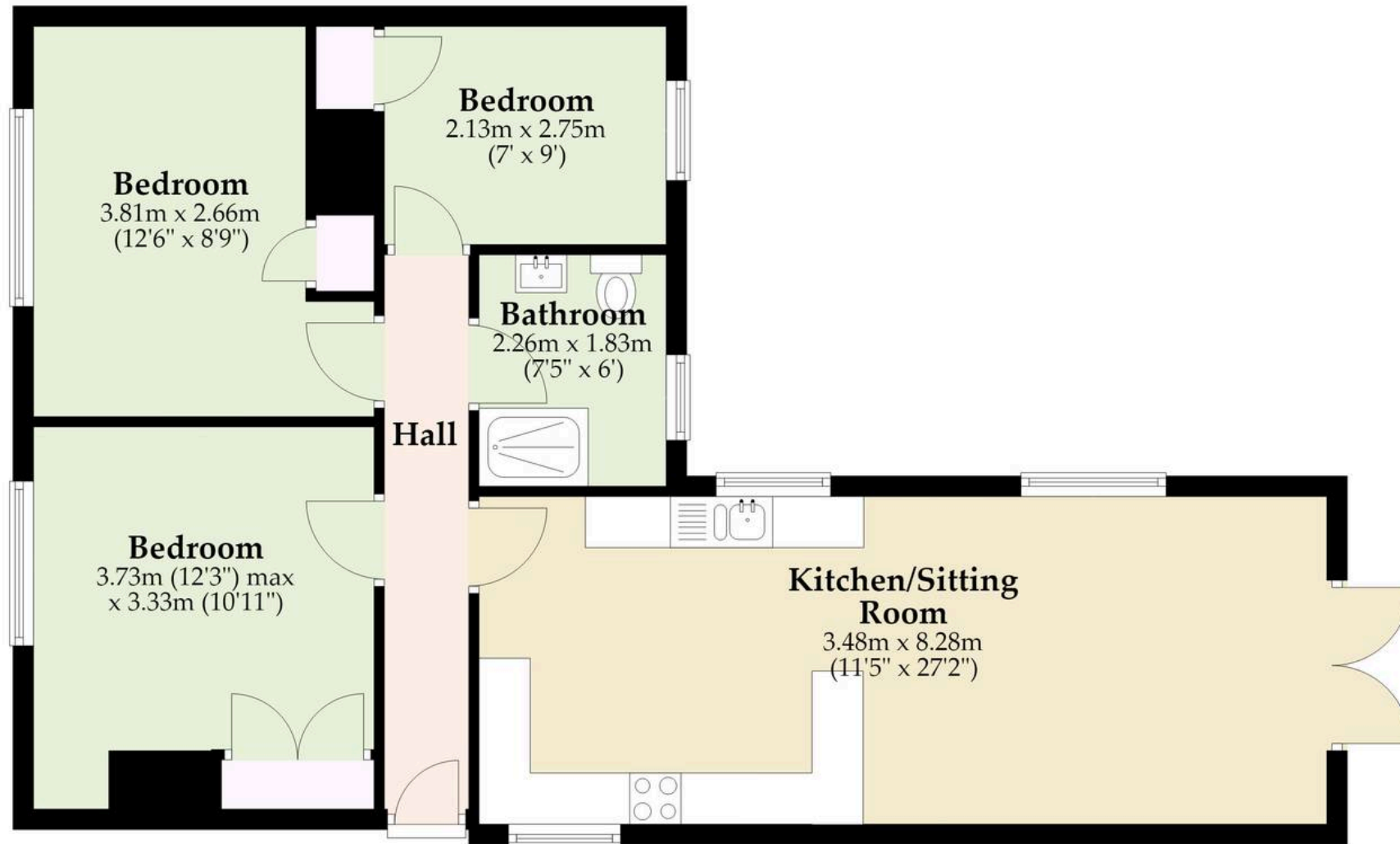
Outside, the property continues to impress. To the front, a substantial shingled driveway provides extensive off-road parking for multiple vehicles, an increasingly desirable feature for modern households. The rear garden offers a private and enclosed outdoor space with plenty of potential for landscaping, entertaining or simply enjoying the warmer months. Mature boundaries provide a pleasant degree of privacy, creating a peaceful setting to unwind.



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Ground Floor

Approx. 69.2 sq. metres (745.2 sq. feet)



Total area: approx. 69.2 sq. metres (745.2 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*.



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Branch Manager



Meet *Nagilla*
Aftersales Team Leader



Meet *Tristan*
Senior Property Lister

Minors & Brady
Your home, our market

 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

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