



12a Leonard Medler Way, Hevingham

Minors & Brady



12a Leonard Medler Way

Hevingham, Norwich

Space, style and village living come together in this impressive detached family home, set within the sought-after Norfolk village of Hevingham. Offering three generous double bedrooms, the property provides well-balanced accommodation perfectly suited to modern family life. A spacious lounge overlooking the rear garden is complemented by a sociable kitchen/dining room, creating excellent spaces for both entertaining and everyday living. Outside, a fully enclosed garden provides a private setting for relaxing and enjoying the warmer months. A garage and driveway parking for multiple vehicles add valuable practicality to the home. Combining generous room sizes, outdoor space and a desirable village location, this is a fantastic opportunity for families and upsizers alike.

- Highly sought-after village setting within easy reach of Norwich
- Detached home offering well-balanced family accommodation
- Three generous double bedrooms providing excellent flexibility
- Bright and airy interiors designed for modern living
- Spacious entrance hall creating a welcoming first impression
- Sociable kitchen/dining space perfect for family life
- Direct garden access enhancing indoor-outdoor living
- Private enclosed garden ideal for relaxing and entertaining
- Driveway parking for multiple vehicles alongside a single garage
- Popular residential position with a strong community feel



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The Location

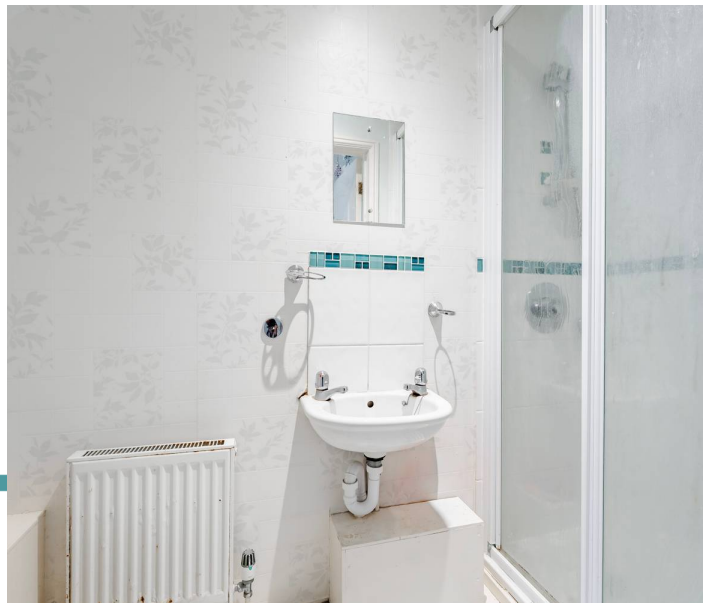
Situated in the attractive Norfolk village of Hevingham, this location offers a wonderful balance of rural tranquillity and everyday convenience.

Surrounded by rolling countryside and open farmland, the village enjoys a peaceful setting that appeals to families, professionals and those seeking a slower pace of life, whilst remaining well connected to nearby towns and cities.

Hevingham is renowned for its strong sense of community and charming village character, with a mix of period properties, country homes and established residential developments creating an appealing and welcoming environment. The village benefits from local amenities and community facilities, while a network of quiet country lanes, footpaths and bridleways provides excellent opportunities for walking, cycling and enjoying the surrounding countryside.

Despite its rural feel, Hevingham remains conveniently positioned for access to a wider range of amenities. Nearby villages and market towns provide everyday services, schooling, healthcare facilities and shopping options, while Norwich lies within comfortable driving distance and offers a comprehensive range of retail, cultural, leisure and educational facilities. The city also provides mainline rail links and excellent transport connections throughout the region.

The surrounding area is rich in natural beauty, with numerous countryside walks, nature reserves and green spaces within easy reach. Whether enjoying scenic walks, exploring Norfolk's rural landscape or simply appreciating the peaceful surroundings, residents are perfectly placed to embrace an active outdoor lifestyle.



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Situated within the sought-after village of Hevingham, this attractive detached home offers spacious and versatile accommodation ideally suited to modern family living. Combining generous room proportions with a practical layout and excellent outdoor space, the property provides a wonderful opportunity for those seeking a home in a popular village setting with easy access to Norwich and surrounding countryside.

A welcoming entrance hall provides access to the principal ground-floor accommodation and immediately creates a bright and inviting first impression. Positioned to the front of the property, the kitchen and dining room forms a sociable hub of the home, offering ample space for everyday family meals, entertaining guests and day-to-day living. Thoughtfully arranged to maximise both functionality and comfort, the room provides an excellent balance of cooking, dining and social space.

To the rear, the spacious lounge enjoys a pleasant outlook across the garden and is flooded with natural light. Well-proportioned and versatile, this inviting reception room provides ample space for a range of furniture arrangements and offers the perfect setting for relaxing with family or entertaining friends. Direct access to the garden creates a seamless connection between indoor and outdoor living, particularly beneficial during the warmer months.



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The first floor hosts three generously sized double bedrooms, all offering comfortable and flexible accommodation. Whether utilised as family bedrooms, guest rooms or home office space, each room provides excellent proportions and a bright, airy feel. The bedrooms are served by a modern family bathroom, thoughtfully designed to cater for the needs of busy households.

Outside, the rear garden is fully enclosed, creating a private and secure environment ideal for children, pets and outdoor entertaining. The space offers an excellent balance of lawn and seating areas, providing plenty of room to relax, dine outdoors or enjoy gardening throughout the seasons.

Further enhancing the property's appeal is the driveway parking for multiple vehicles together with a single garage, offering additional storage, secure parking or workshop potential.

Agents Note

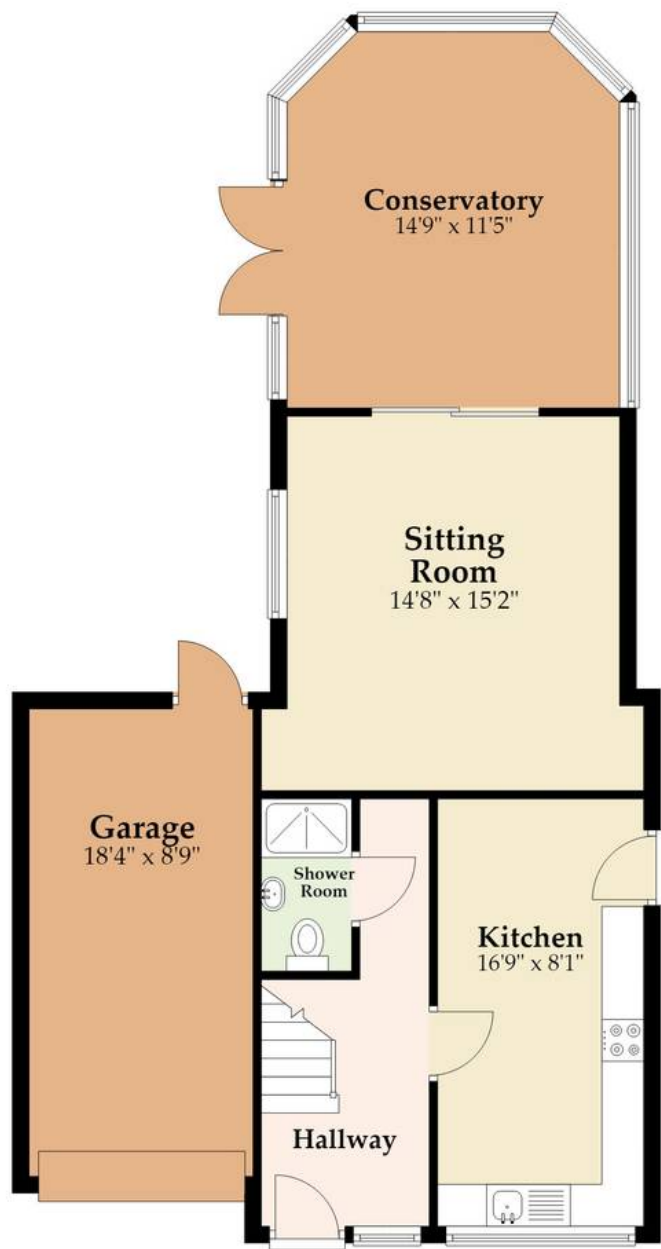
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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Ground Floor

Approx. 846.1 sq. feet



First Floor

Approx. 406.3 sq. feet



Total area: approx. 1252.4 sq. feet

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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 *Karol*
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Minors & Brady
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