



29 Burnthouse Lane, Hethersett
Minors & Brady



29 Burnthouse Lane

Hethersett, Norwich

Modern village living with countryside views right on your doorstep. Positioned on the edge of a popular development, this beautifully presented semi-detached home enjoys an enviable setting overlooking open fields. The bright and spacious interior includes a welcoming lounge and a contemporary kitchen/diner with integrated appliances and French doors opening onto the garden. Upstairs, three well-proportioned bedrooms include a principal bedroom with built-in wardrobes and a stylish en-suite shower room. Outside, the enclosed rear garden provides the perfect space for relaxing and entertaining, while off-road parking adds everyday convenience. With a turnkey finish, remaining builder's warranty and a sought-after village location, this is a home ready to be enjoyed from day one.

- Stylish semi-detached home with remaining builder's warranty
- Envable edge-of-development position with open field views
- Beautifully presented throughout with a turnkey finish
- Spacious and light-filled lounge perfect for relaxing or entertaining
- Contemporary kitchen/diner with integrated appliances and French doors
- Principal bedroom with built-in wardrobes and en-suite shower room
- Two further well-proportioned bedrooms offering flexible accommodation
- Modern family bathroom plus convenient ground floor WC
- Enclosed rear garden with lawn and patio seating area
- Off-road parking and a sought-after village location with excellent connectivity





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 nearby and a Co-op within easy walking distance, alongside Boots. A local school is quite literally just a stone's throw away, making this an ideal setting for families.

The village is well served by 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 relaxed 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 high-quality cuts. The village is also home to well-regarded schools, including Hethersett Academy, and an active village hall that hosts a wide range of events throughout the year.

Just a short distance away lies a park with a large recreation field, ideal for everything from early-morning dog walks to children's football matches. Only a few minutes away, the historic market town of Wymondham provides further amenities, including Waitrose and Lidl, complementing the already excellent local shopping options.

Transport links are a particular strength. Regular bus services connect Hethersett to surrounding areas, while the A11 and A47 are easily accessible. 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 into Cambridge in around an hour.



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Beautifully presented throughout and enjoying an enviable position on the edge of a sought-after development, this modern semi-detached home perfectly balances stylish interiors, practical living and attractive open views across neighbouring fields. Offering a turnkey finish and the reassurance of a remaining builder's warranty, the property is ideally suited to first-time buyers, young families or investors seeking a low-maintenance home in a desirable village setting.

Stepping inside, a welcoming entrance hall introduces the accommodation, leading through to a spacious lounge that immediately feels bright and inviting. A large window draws in an abundance of natural light, enhancing the sense of space and creating a comfortable environment for both relaxing and entertaining. Tastefully decorated throughout, the room provides a versatile setting that can easily adapt to modern lifestyles.

To the rear of the property, the kitchen and dining room forms the social hub of the home. Thoughtfully designed with a contemporary finish, it offers a range of modern cabinetry, generous worktop space and integrated appliances that combine functionality with style. There is ample room for dining, making it an ideal space for family meals, catching up with friends or hosting special occasions. French doors open directly onto the garden, allowing a seamless connection between indoor and outdoor living during the warmer months. A convenient ground floor WC completes the accommodation on this level.



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Outside, the property occupies a particularly appealing position overlooking neighbouring fields, creating a wonderful sense of openness rarely found on newer developments. The front of the home has been thoughtfully landscaped with low-maintenance planting and a pathway leading to the entrance, while a driveway to the side provides convenient off-road parking.

The enclosed rear garden has been designed for both enjoyment and ease of maintenance, featuring a lawned area alongside a patio terrace that is perfect for outdoor dining, entertaining or simply relaxing in the sunshine. Secure gated access enhances practicality, while the enclosed nature of the garden makes it well suited to children and pets alike.

Agent's Note

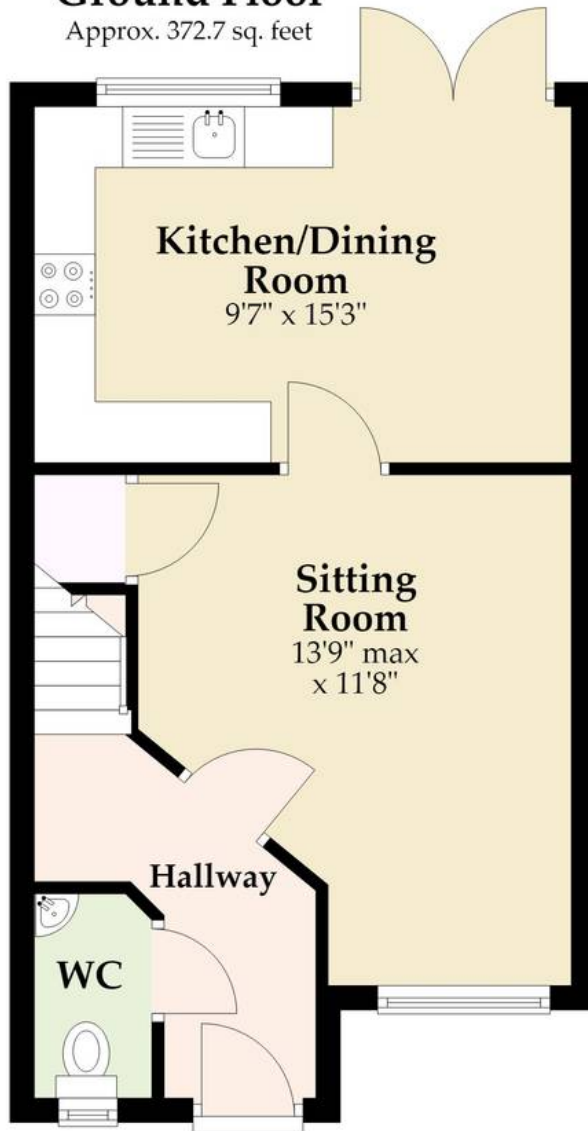
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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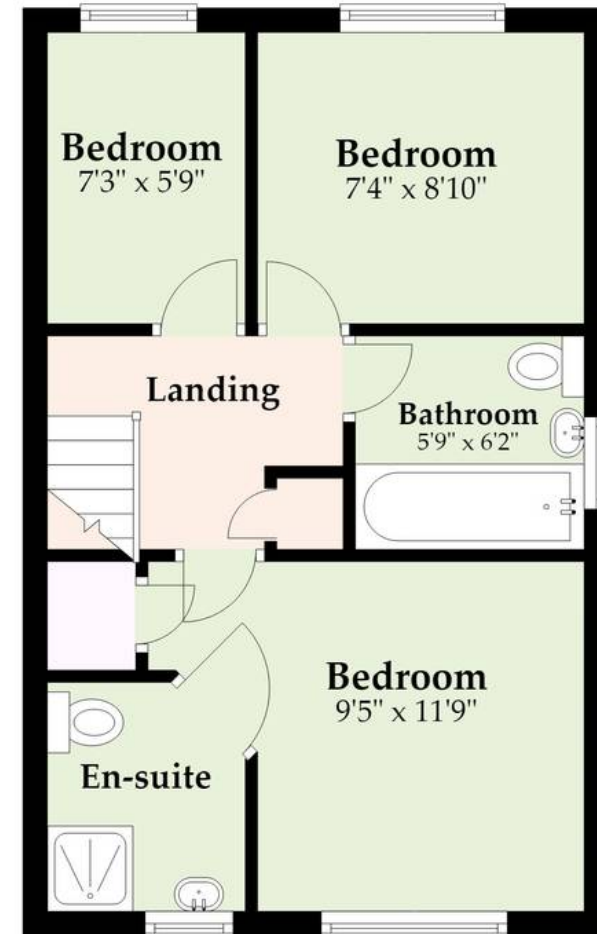
Ground Floor

Approx. 372.7 sq. feet



First Floor

Approx. 337.8 sq. feet



Total area: approx. 710.4 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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