



25 Harness Maker Way, Hethersett
Minors & Brady



25 Harness Maker Way

A beautifully upgraded modern home with no onward chain and space for the whole family. Set on a generous plot with lawned gardens wrapping around the property, this attractive home balances stylish interiors with practical family living. A striking entrance hall with elegant panelling sets the tone, whilst the spacious sitting room and impressive kitchen/dining room provide excellent spaces for both relaxing and entertaining. Enhanced throughout with tasteful décor and contemporary finishes, the property feels warm, welcoming and ready to move straight into. Outside, the landscaped rear garden has been thoughtfully designed with artificial turf, tiled terraces and a composite deck for low-maintenance enjoyment. Complete with a brickweave driveway, double garage and four well-proportioned bedrooms, this is a fantastic opportunity to secure a stylish home with the added benefit of no onward chain.

- Sought-after residential setting with an attractive presence and generous plot
- Detached double garage complemented by extensive brickweave parking
- Impressive reception hall enhanced by bespoke-style feature wall panelling
- Contemporary family layout designed with both comfort and practicality in mind
- Principal bedroom benefiting from the convenience of an en-suite shower room
- Beautifully coordinated décor creating a stylish yet welcoming atmosphere throughout
- Generous outdoor space with lawned gardens extending to the front and side
- Landscaped rear garden designed for entertaining and easy maintenance
- Move-in-ready accommodation offered with the advantage of no onward chain

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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.

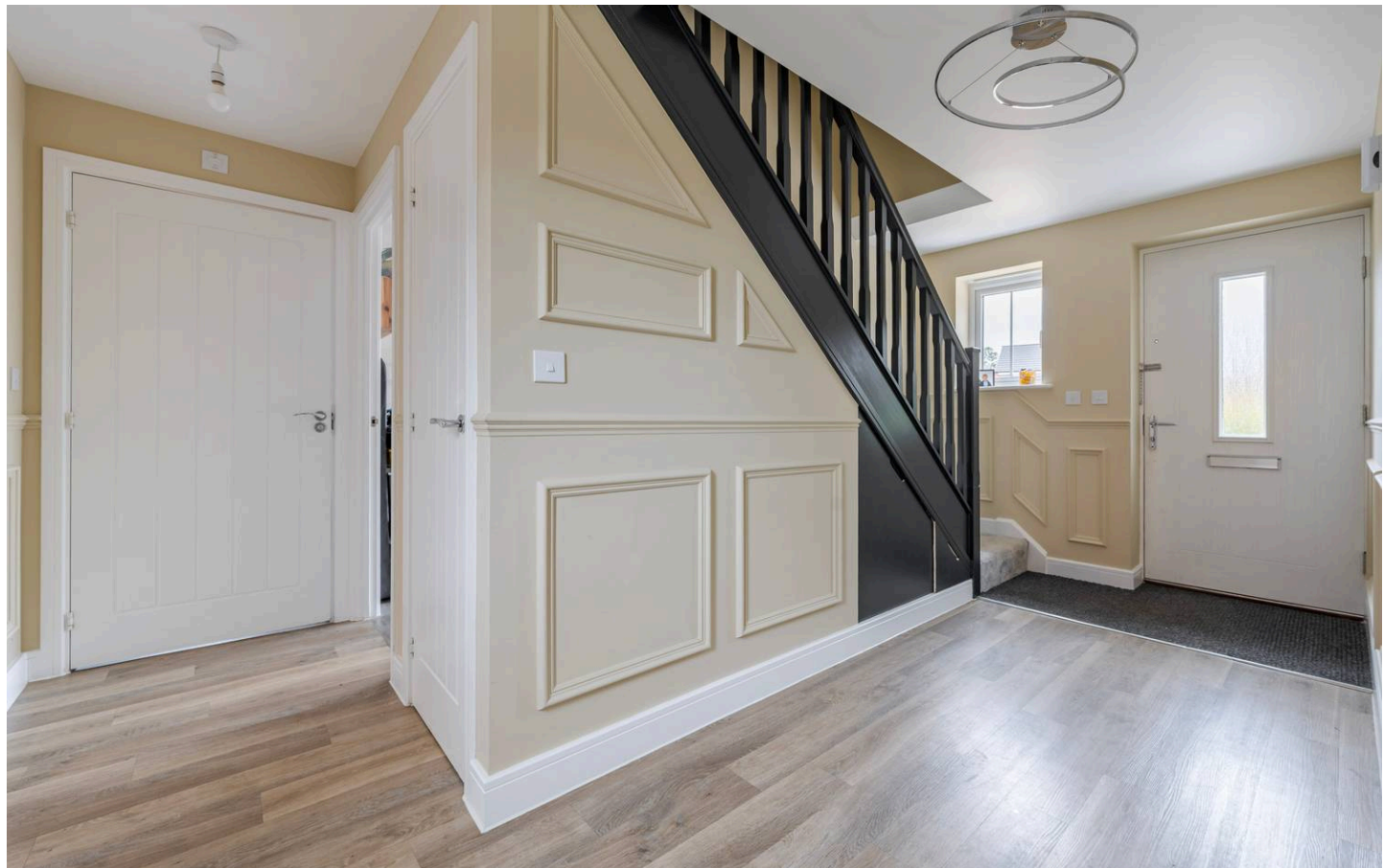
The village is well served by amenities, including two welcoming pubs and a social club at the heart of the community. The Kings Head pub offers a warm, traditional setting for dinner or drinks, while Esquires Café has become a go-to spot for breakfast, lunch, or a relaxed coffee.

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, placing the Norfolk coast, countryside, and further destinations within comfortable reach. Norwich city centre is just 15 minutes away, offering an array of shops, restaurants, galleries, and cultural attractions.

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Hethersett, Norwich

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Occupying a generous plot with an attractive lawned frontage wrapping around the property, this impressive modern home combines the practicality of contemporary living with a carefully curated interior design that creates a warm and welcoming atmosphere throughout.

From the moment you arrive, the brickweave driveway and substantial double garage provide an excellent first impression, complemented by the property's attractive kerb appeal and well-maintained surroundings.

Stepping inside, you are greeted by an entrance hall that feels notably larger than many found in modern homes. Beautifully presented in elegant sage and olive tones, the space is enhanced by stylish wall panelling and a striking monochrome staircase that immediately catches the eye. Thoughtfully designed under-stair storage helps maximise practicality, whilst the hall effortlessly sets the tone for the quality and attention to detail found throughout the property.

Positioned to the front of the home is a versatile study, providing the ideal environment for home working, hobbies or a quiet retreat away from the main living spaces. Nearby, the cloakroom/WC has been finished with real flair, featuring rich navy tones paired with statement wallpaper to create a space full of personality and character.



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The sitting room offers a wonderful balance of comfort and style. Herringbone-style flooring adds texture and warmth beneath foot, whilst feature panelling contributes to the inviting atmosphere. French doors allow natural light to flow through the room and provide direct access to the garden, creating an easy connection between indoor and outdoor living.

A contemporary media wall with an imitation fireplace forms an attractive focal point, ensuring the room feels both cosy and perfect for relaxing at the end of the day.

To the rear, the kitchen/dining room has been designed as the social heart of the home. Generous in size and finished in soft, neutral hues, the space feels bright, calming and effortlessly stylish. The fitted kitchen offers a timeless aesthetic with a range of integrated appliances and a practical breakfast bar that naturally encourages everyday family life, casual dining and entertaining alike. Ample room remains for a dining table, making this a fantastic setting for both busy mornings and larger gatherings with friends and family.



The first floor continues to impress with four well-proportioned bedrooms arranged around a central landing. The principal bedroom benefits from the added luxury of an en-suite shower room, whilst the remaining bedrooms are served by a family bathroom, offering flexibility for growing families, visiting guests or those requiring additional work-from-home space.

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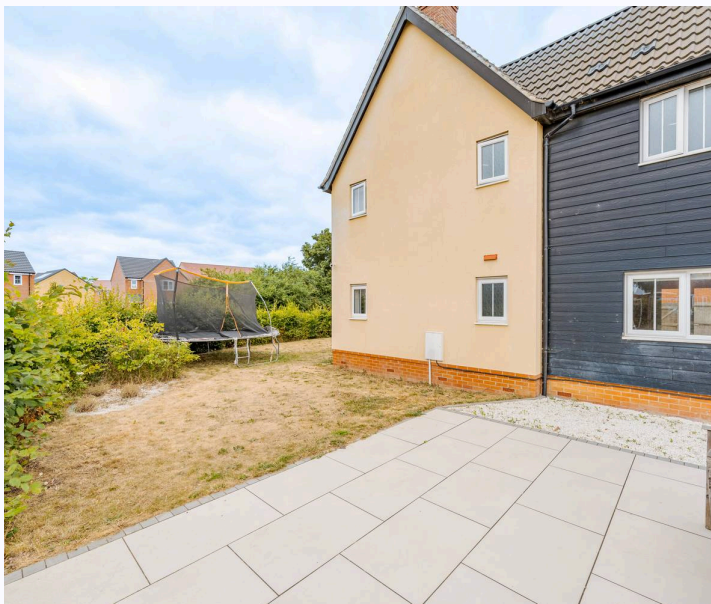
Hethersett, Norwich

Outside, the gardens have been thoughtfully planned to offer the best of both worlds. To the front and side, expansive lawned areas wrap around the property, creating a feeling of openness and space rarely found in many modern developments.

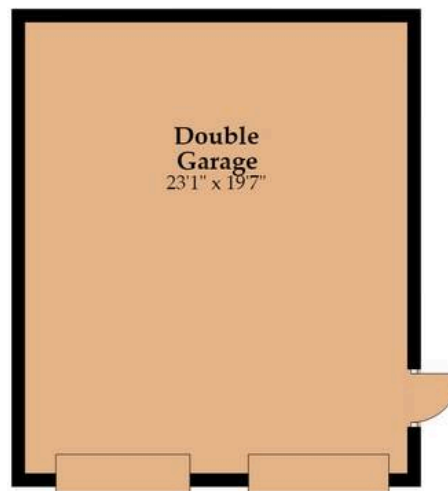
In contrast, the rear garden has been landscaped for ease of maintenance and enjoyment, featuring artificial turf, attractive tiled terrace areas and a composite deck that provides the perfect spot for outdoor dining, entertaining or simply unwinding in the sunshine. Practical access to the double garage further enhances the functionality of the outdoor space.

Agent's Note

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



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Total area: approx. 2169.2 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.

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