



7 Ninham Close, Hethersett

Norwich



Minors & Brady

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Hethersett, Norwich

Space, style and modern family living come together beautifully in this impressive detached home overlooking greenery within the sought-after Ketts Meadow development. Offering generous accommodation across three floors, the property has been upgraded by the current owners and provides the perfect balance of practicality and contemporary comfort. At the heart of the home is a spacious open-plan kitchen and dining room, finished with stylish grey cabinetry, chrome fixtures and integrated appliances. Multiple reception spaces, including a separate study, create flexibility for both entertaining and home working. Outside, a good-sized garden with two separate patio areas provides excellent space for relaxing and hosting guests, while the pleasant outlook enhances the sense of openness. With off-road parking, a garage and substantial bedroom accommodation, this is a fantastic family home in one of Hethersett's most desirable residential settings.

- Substantial detached family home set across three spacious floors
- Highly sought-after position within the popular Ketts Meadow development
- Attractive outlook overlooking greenery to the front
- Stunning open-plan kitchen and dining room with integrated appliances
- Contemporary grey kitchen complemented by sleek chrome fixtures
- Spacious and thoughtfully designed layout ideal for modern family living
- Separate study providing the perfect home office or hobby space
- Impressive principal suite with dressing area and en-suite
- Generous rear garden with two separate patio areas for entertaining
- Garage and off-road parking offering excellent practicality





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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.



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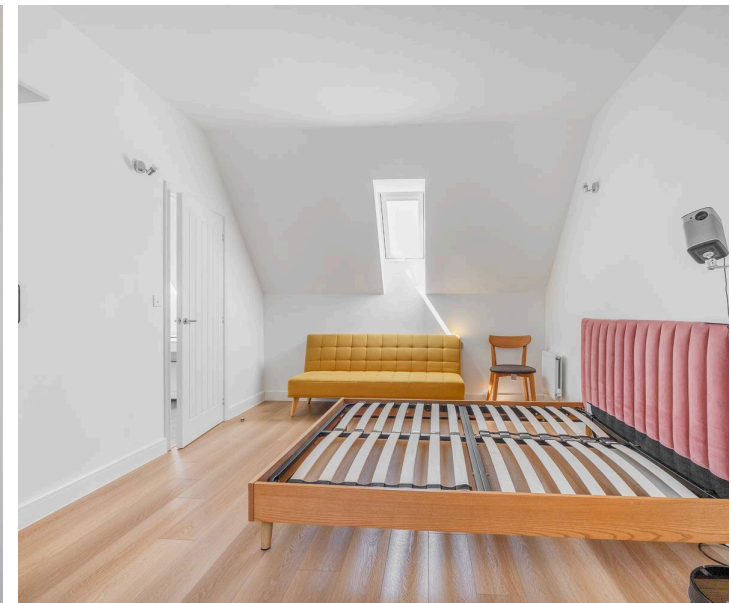
Ninham Close, Hethersett

Occupying an enviable position within the highly regarded Ketts Meadow development in Hethersett, this substantial detached family home offers an impressive balance of space, style and practicality across three well-planned floors. Beautifully presented throughout and enhanced by upgrades carried out at the time of purchase, the property provides modern family living on a generous scale, all while enjoying a pleasant outlook across surrounding greenery.

From the moment you enter, the home's spacious design becomes immediately apparent. A welcoming entrance hall creates a strong first impression and sets the tone for the accommodation beyond, with a natural flow between the principal reception spaces that makes the property ideally suited to both everyday family life and entertaining.

The sitting room is a wonderfully proportioned space, filled with natural light and offering plenty of room for comfortable furnishings. Its generous dimensions create an inviting environment for relaxing, while the overall layout of the property allows the living accommodation to connect seamlessly with the heart of the home.

Undoubtedly one of the standout features is the impressive kitchen and dining room. Designed with both style and functionality in mind, this expansive space is fitted with contemporary grey cabinetry complemented by sleek chrome fixtures and integrated appliances. Extensive worktop space, excellent storage and ample room for dining make this a superb social hub where family and friends can gather comfortably. The open feel of the room enhances the sense of space throughout the ground floor, creating a modern lifestyle-focused environment.



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Adding further versatility is a separate study, providing an ideal space for home working, hobbies or quieter pursuits. A convenient cloakroom completes the ground floor accommodation.

The first floor offers spacious and flexible bedroom accommodation, including an impressive principal suite complemented by a dedicated dressing area and en-suite facilities. Additional bedrooms on this level are served by a family bathroom, creating comfortable living arrangements for growing families or guests.

The second floor continues the theme of generous accommodation, providing two further well-proportioned bedrooms alongside an additional shower room. This arrangement offers excellent flexibility and could lend itself perfectly to older children, visiting guests or multi-generational living.

Outside, the property continues to impress with a good-sized rear garden designed to be enjoyed throughout the seasons. Two separate patio areas provide excellent opportunities for outdoor dining, entertaining and relaxation, allowing owners to make the most of both sunny afternoons and evening gatherings. The lawned areas offer further space for children to play, gardening enthusiasts to enjoy or simply for appreciating the peaceful surroundings.

The property's position overlooking greenery enhances its appeal further, creating a pleasant outlook and a greater sense of openness than many modern developments can offer.

Practicality has not been overlooked, with off-road parking and a garage providing valuable vehicle storage and day-to-day convenience.

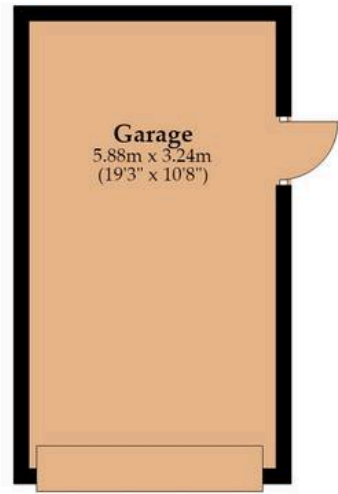
Agents Note

This property will be sold freehold.

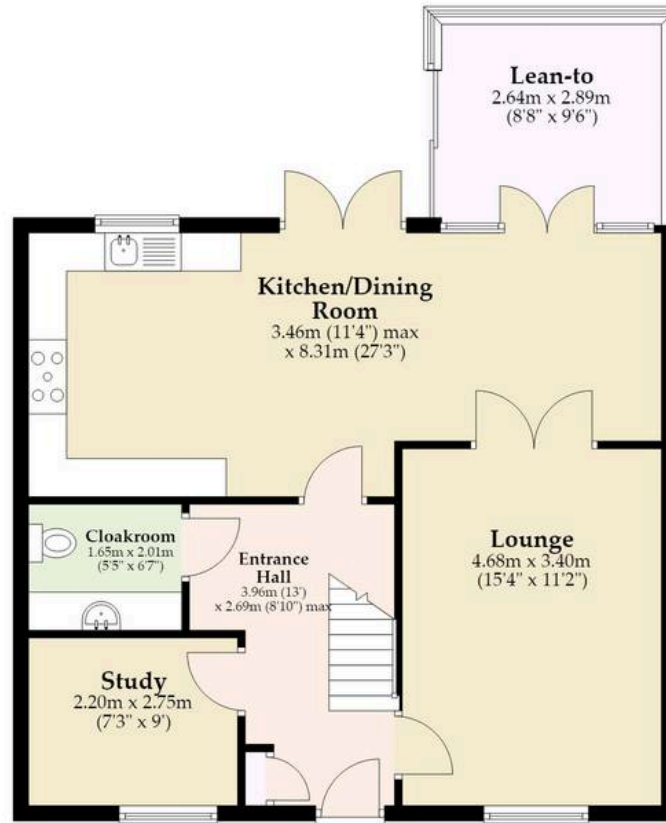
Connected to mains water, electricity, gas and drainage.

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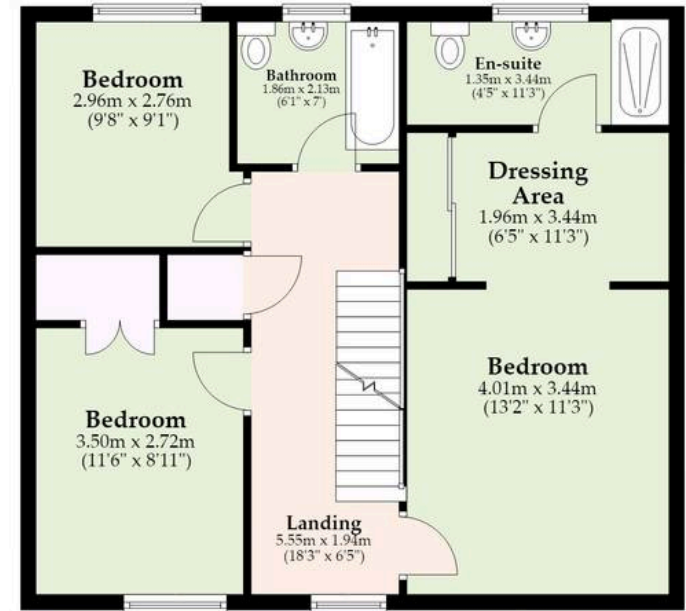




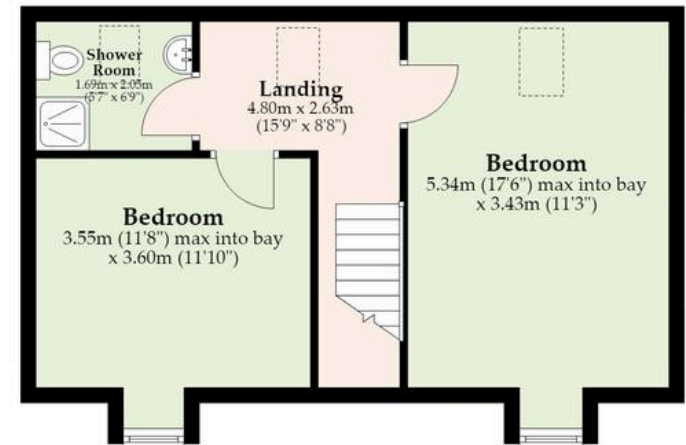
Ground Floor
Approx. 89.4 sq. metres (962.4 sq. feet)



First Floor
Approx. 63.1 sq. metres (679.0 sq. feet)



Second Floor
Approx. 40.8 sq. metres (439.1 sq. feet)



Total area: approx. 193.3 sq. metres (2080.5 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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