



2 Hare Crescent, Hethersett
Minors & Brady



2 Hare Crescent

Constructed in 2021 and occupying a generous plot within a highly desirable modern development, this exceptional detached home offers contemporary living with the reassurance of the remaining NHBC warranty. At its heart is a beautifully designed kitchen and dining room featuring striking navy cabinetry, integrated appliances and elegant herringbone-style flooring, complemented by a matching utility room and cloakroom. The spacious lounge provides a comfortable retreat, enhanced by French doors opening onto the rear garden. Upstairs, three generous double bedrooms include a principal suite with fitted wardrobes and a stylish en-suite, alongside a family bathroom. Outside, the landscaped rear garden offers lawned areas and attractive tiled seating terraces. Further benefits include a garage, driveway parking, an EV charging point and excellent access to the A11, A47, Norwich Research Park, NNUH and a wealth of local amenities.

- Beautifully presented detached family home constructed in 2021
- Occupying a generous plot within a highly sought-after modern development
- Remaining NHBC warranty providing added peace of mind for buyers
- Stylish kitchen/dining room with integrated appliances and ample storage
- Separate utility room and ground floor cloakroom for everyday convenience
- Spacious lounge with feature wall panelling and French doors to the garden
- Three generously sized double bedrooms including a principal en-suite
- Well-maintained rear garden with lawn and tiled seating terraces
- Garage, private driveway parking and electric vehicle charging point
- Excellent access to Norwich, the A11, A47, NNUH and local amenities



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The Location

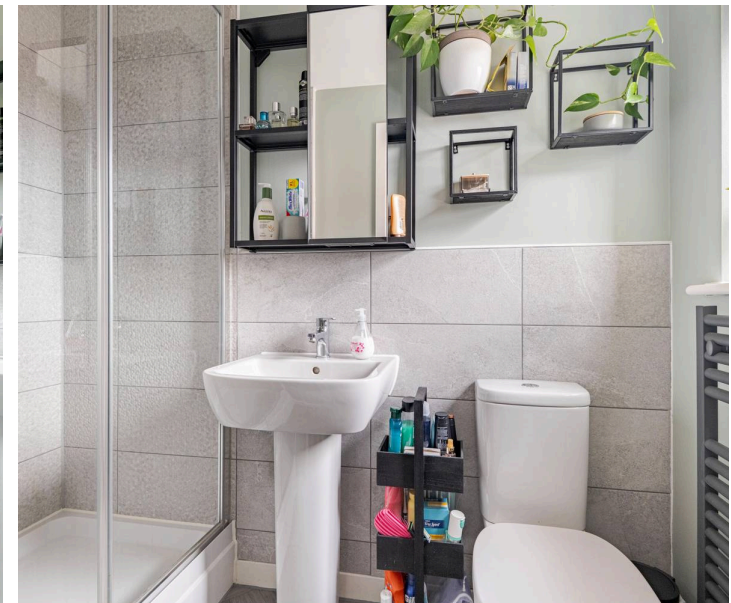
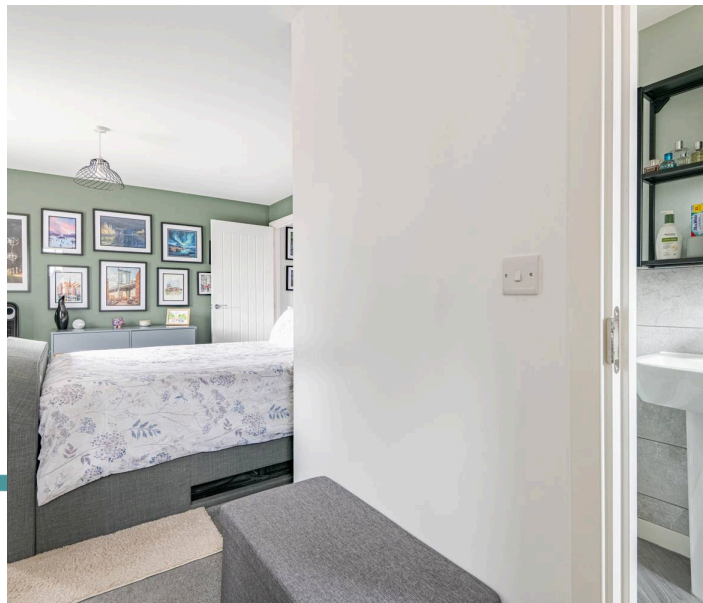
Situated in one of Norfolk's most well-regarded villages, this home enjoys an enviable position within the development, overlooking attractive green space and with direct access to a network of walking paths and trails that weave through the surrounding area. Perfect for dog owners and those who enjoy an active outdoor lifestyle, the setting offers a wonderful opportunity to step straight outside and enjoy peaceful walks, while also benefiting from an attractive outlook and a particularly desirable position on the estate.

Ideal for families, the property enjoys a location away from busy roads, surrounded by open green space and footpaths that enhance both the setting and day-to-day lifestyle. A local school is quite literally just a stone's throw away, making this an exceptional setting for families with children. The village is also home to highly regarded schools, including Hethersett Academy, whilst the active village hall hosts a wide range of community events throughout the year.

Everyday essentials are close at hand, with a well-stocked Co-op nearby and a Tesco within easy distance, alongside Boots and other convenient local services. The village is well served by amenities, including two welcoming pubs and a social club at the heart of the community. The King's Head offers a warm, traditional setting for dinner or drinks, while Esquires Coffee provides a popular spot for breakfast, lunch or a relaxed coffee with friends.

For those who appreciate locally sourced produce, the nearby farm shop is a real asset. Its bakery has earned a loyal following for its highly sought-after sweet treats and freshly baked goods, while the on-site butchery offers an excellent selection of quality produce. Fresh flowers are also available, adding to the farm shop's appeal.

Transport links are another significant advantage. Regular bus services connect Hethersett to surrounding areas, while the A11 and A47 are easily accessible, placing Norwich, the Norfolk countryside and coastline within convenient reach.





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Hethersett, Norwich

Hare Crescent, Hethersett

Beautifully presented and occupying a generous plot within a highly sought-after modern development, this exceptional detached family home offers stylish, energy-efficient living in a location perfectly positioned for both convenience and everyday family life. Constructed in 2021 and still benefiting from the remainder of its NHBC warranty, the property has been exceptionally well maintained and enjoys a contemporary finish throughout, creating a home that is ready to move straight into and enjoy.

Stepping inside, the quality of finish is immediately apparent. The heart of the home is the impressive kitchen and dining room, a wonderfully sociable space designed with both practicality and style in mind. Rich navy-blue cabinetry creates a striking focal point, beautifully complemented by chrome fixtures and fittings, quality work surfaces and elegant herringbone-style flooring that adds warmth and character. Integrated appliances contribute to the sleek appearance, while ample storage ensures the space works effortlessly for modern family life. Whether preparing everyday meals or hosting family and friends, this room has been designed to accommodate it all with ease.

Complementing the kitchen is a matching utility room, continuing the same attractive design and providing valuable additional storage and laundry facilities, helping to keep the main living areas organised and clutter free. A ground floor cloakroom further enhances the practicality of the layout.



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Hethersett, Norwich

The spacious lounge provides a welcoming retreat at the end of the day. Soft carpeting underfoot creates a comfortable atmosphere, while decorative acoustic wall panelling adds both visual interest and a contemporary touch. French doors open directly onto the rear garden, allowing natural light to flood the room and creating a seamless connection between indoor and outdoor living during the warmer months.

Upstairs, three generously sized double bedrooms provide excellent accommodation for families, professionals or those seeking additional guest space. The principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room, creating a comfortable and private space to unwind. The remaining bedrooms are equally well-proportioned and are served by a contemporary family bathroom finished to a high standard.

Outside, the rear garden has been thoughtfully established to provide an attractive and usable outdoor environment.

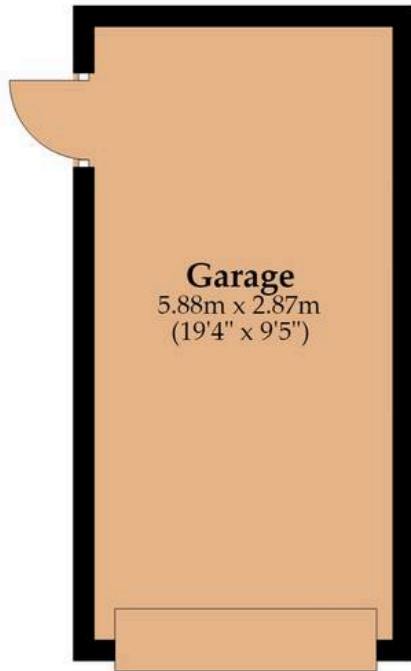
Predominantly laid to lawn, the space offers plenty of room for children to play or for keen gardeners to enjoy. Tiled terrace seating areas provide perfect spots for outdoor dining, entertaining guests or simply relaxing with a morning coffee, creating a wonderful extension of the living accommodation.

Agent's Note

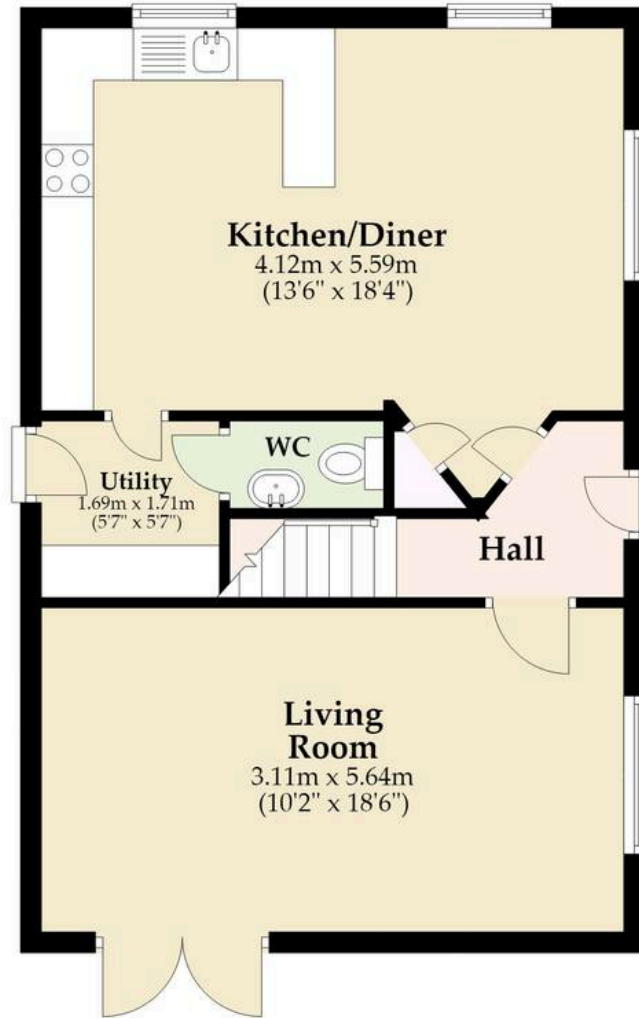
This property will be sold freehold and connected to mains water, electricity, gas and drainage.

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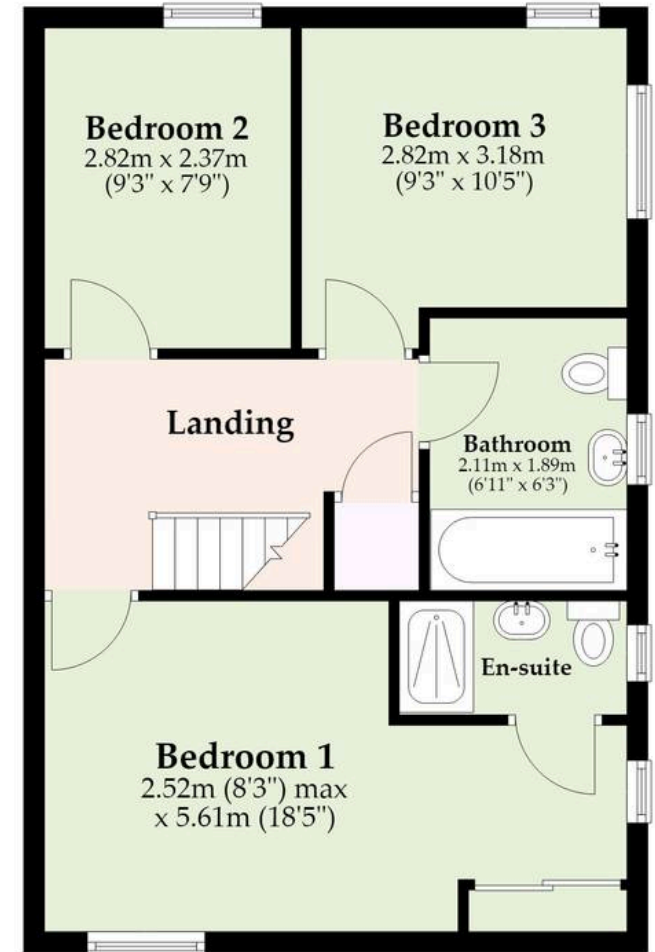
Garage
Approx. 16.9 sq. metres (181.4 sq. feet)



Ground Floor
Approx. 48.6 sq. metres (523.0 sq. feet)



First Floor
Approx. 45.7 sq. metres (491.6 sq. feet)



Total area: approx. 111.1 sq. metres (1196.0 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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