



23 Burnthouse Lane, Hethersett

Minors & Brady



23 Burnthouse Lane

Hethersett, Norwich

Modern living across three floors in a quiet and well-connected setting. This beautifully presented three-bedroom semi-detached home is located within a popular and established residential development, offering stylish and versatile accommodation throughout. The heart of the home is the impressive open-plan kitchen and living space, complete with breakfast bar and doors opening onto the rear garden. Upstairs, three well-proportioned bedrooms are arranged over two floors, including a private principal suite occupying the entire top level. Outside, the enclosed rear garden has been thoughtfully designed to provide both lawned and seating areas, ideal for relaxing and entertaining. Further benefits include tandem driveway parking, gas central heating, double glazing and approximately five years remaining on the NHBC warranty.

- Three-bedroom semi-detached home arranged over three floors
- Situated on a quiet and well-established residential development
- Bright and spacious open-plan kitchen/living area
- Modern kitchen with breakfast bar and ample storage
- Principal bedroom occupying the entire top floor
- Ground floor cloakroom/WC for added convenience
- Enclosed rear garden with lawn, raised patio and seating areas
- Tandem driveway providing off-road parking for multiple vehicles
- Gas central heating and double-glazed windows and doors throughout
- Approximately five years remaining on the NHBC warranty



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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.

Ideal for families, the property enjoys a particularly appealing position away from busy roads, surrounded by open green space and a network of footpaths perfect for walking, cycling and everyday family life. 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 Tesco nearby and a Co-op within easy walking distance, alongside Boots.

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.



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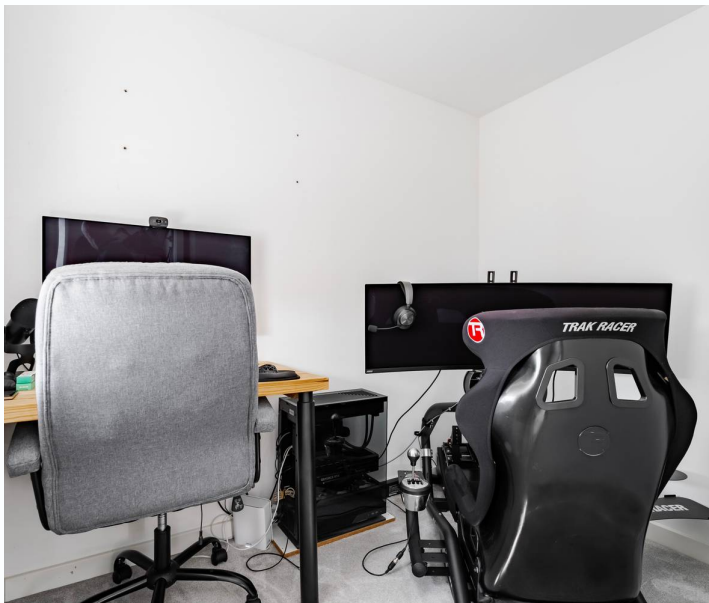
Just a short distance away lies a park with a large recreation field, ideal for everything from early-morning dog walks to children's football matches. Only a few minutes away, the historic market town of Wymondham provides further amenities, including Waitrose and Lidl, complementing the already excellent 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. Wymondham Train Station is also close by, providing direct rail services into Cambridge in around an hour.

Burnthouse Lane, Hethersett

Positioned on a quiet and well-established residential development, this impressive three-bedroom semi-detached home offers spacious and versatile accommodation arranged over three floors. The location combines a peaceful residential setting with excellent connections to nearby amenities, schooling and commuter routes, making it an ideal choice for a wide range of buyers. Beautifully presented throughout, the property benefits from open-plan living, tandem off-road parking and an enclosed rear garden designed for both relaxation and entertaining.

Set back from the road, the property benefits from tandem driveway parking for multiple vehicles, alongside an attractive frontage with artificial lawn and a paved pathway leading to the sheltered entrance porch.



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Stepping inside, the welcoming entrance hall provides access to the main living accommodation and staircase to the upper floors. At the heart of the home is the impressive open-plan living space, thoughtfully designed to suit modern lifestyles. The kitchen offers a range of matching wall and base units, generous work surfaces, an integrated gas hob with oven beneath, extractor hood above, and space for freestanding appliances including a fridge/freezer and washing machine. A breakfast bar creates the ideal setting for casual dining, morning coffee or social gatherings, while the living area provides ample room for comfortable seating and everyday relaxation. Double doors open directly onto the rear garden, flooding the room with natural light and creating a seamless connection between indoor and outdoor living. Whether entertaining guests or enjoying a quiet evening at home, this sociable layout is sure to appeal. A conveniently positioned ground-floor WC further enhances the practicality of the accommodation.

The first floor comprises two well-proportioned bedrooms and a modern family bathroom. The second bedroom offers generous double accommodation, whilst the third bedroom is currently utilised as a home office and games room, demonstrating its flexibility as a nursery, dressing room or study depending on individual requirements. The family bathroom is fitted with a bath and shower over, wash hand basin, WC, heated towel radiator and attractive tiled finishes.



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Occupying the entire top floor, the principal bedroom provides a private and peaceful space away from the main living areas. Bright and airy throughout, the room benefits from Velux windows allowing plenty of natural light to stream in, creating a tranquil atmosphere. A useful storage cupboard on the landing adds further practicality and makes excellent use of the available space.

Outside, the enclosed rear garden has been thoughtfully landscaped to offer a balance of enjoyment and functionality. A lawn area provides space for children and pets to play, whilst an attractive raised tiled seating area creates the perfect spot for outdoor dining, entertaining friends or simply unwinding during warmer months. A garden shed provides additional storage for tools and equipment.

Further benefits include gas central heating, double-glazed windows and doors, tandem driveway parking and approximately five years remaining on the NHBC warranty, offering additional peace of mind for prospective purchasers.

Agent's Note

The property is connected to mains water, electricity, gas and drainage.

Prospective purchasers should be aware that there is approximately five years remaining on the NHBC warranty.

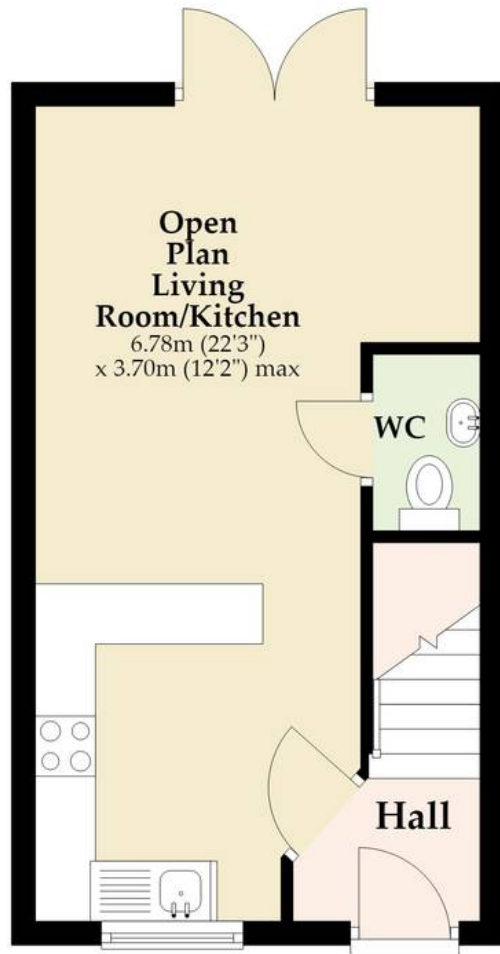
There is also an annual management charge payable for the upkeep of communal areas. Buyers are advised to confirm the current charge and any associated obligations with their legal representative during the conveyancing process.



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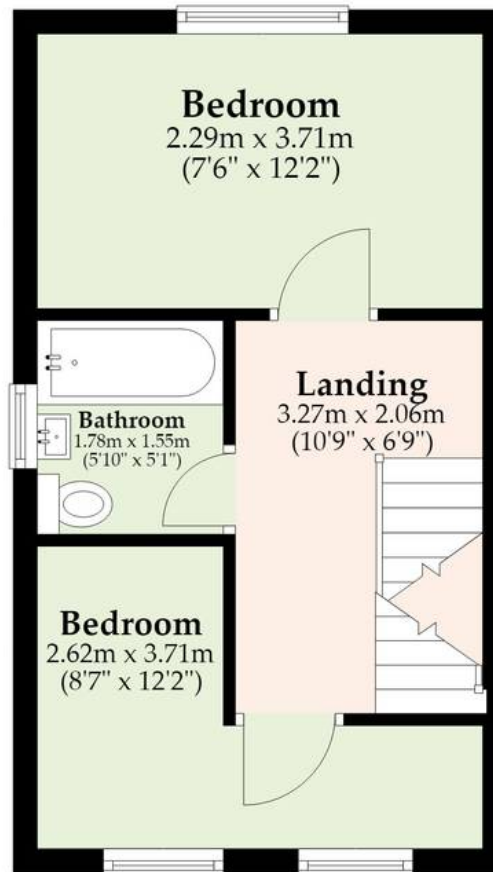
Ground Floor

Approx. 25.1 sq. metres (270.1 sq. feet)



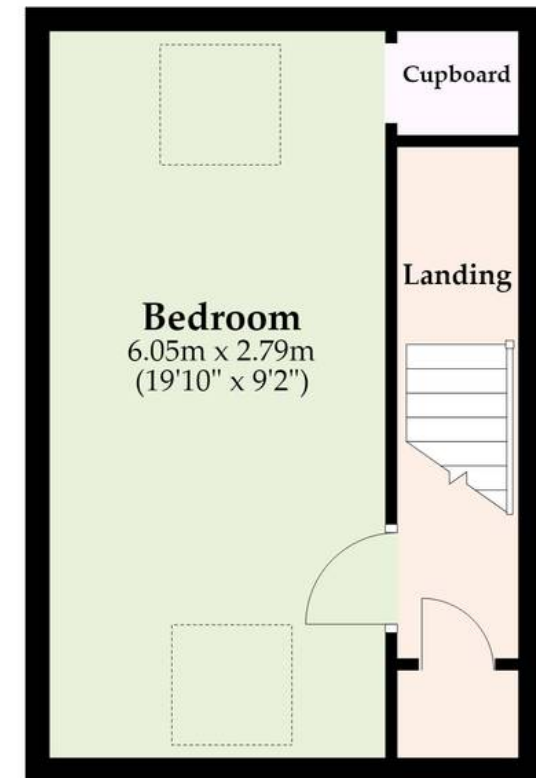
First Floor

Approx. 25.1 sq. metres (270.6 sq. feet)



Second Floor

Approx. 23.6 sq. metres (253.8 sq. feet)



Total area: approx. 73.8 sq. metres (794.5 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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