

42 Priory Road, Hethersett

Minors & Brady

42 Priory Road

Hethersett, Norwich

Move straight in and start enjoying this bright and well-presented three-bedroom home, offered chain-free and enhanced by a number of recent upgrades. Entered via a useful porch, the property opens into a spacious sitting room that provides a comfortable setting for both everyday living and entertaining. To the rear, the kitchen/dining room spans the width of the home, creating an attractive and practical space with room for cooking, dining, and socialising. Upstairs, three well-proportioned bedrooms are arranged off a central landing, offering flexibility for families, home workers or those looking for additional guest accommodation. Outside, enclosed front and rear gardens provide private outdoor space, while a garage and on-road parking add further convenience. Situated in a sought-after location and benefiting from new flooring and fencing, this property represents an excellent opportunity for a wide range of buyers.

- Guide Price: £250,000 - £260,000
- Offered chain-free
- Well-balanced three-bedroom home offering bright accommodation, private outdoor space, recent enhancements and excellent practicality
- Full-width kitchen/dining area designed to accommodate both meal preparation and family dining
- Generous sitting room offering ample space for lounge furniture and everyday family living
- Two double bedrooms and a versatile third bedroom suitable as a nursery, home office, dressing room or hobby space
- Family bathroom fitted with bath, wash basin and WC
- Enclosed front and rear gardens providing private outdoor areas for relaxation or gardening

M&B








Hotpoint

42 Priory Road

Hethersett, Norwich

- Detached garage offering valuable storage capacity or sheltered vehicle parking
- Desirable location within reach of reputable schools, village amenities and transport connections into surrounding areas

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, Co-op and Boots. The village itself is well-served with 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 coffee.

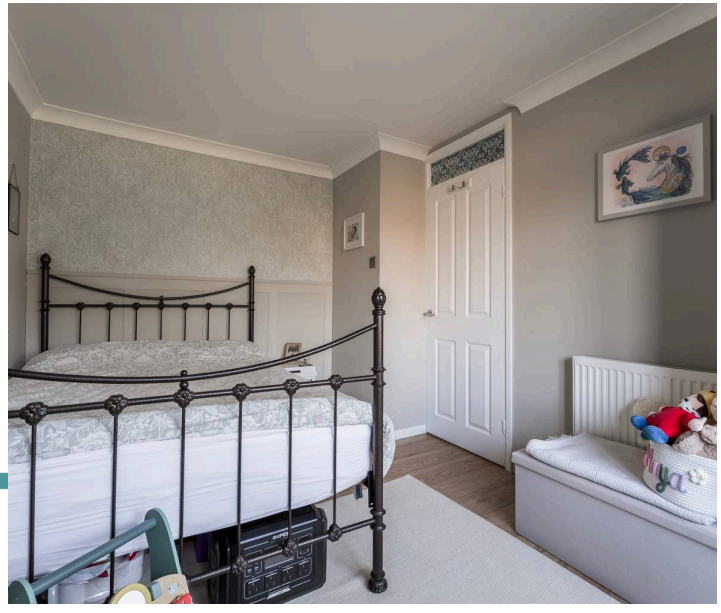
For those who appreciate locally sourced produce, the nearby farm shop is a real treasure. Its bakery turns out irresistible sweet treats and now offers beautiful fresh flowers too, while the on-site butchery provides quality cuts. The village is also home to well-regarded schools, including Hethersett Academy and an active village hall hosting a range of events throughout the year.

Just a short distance away lies a park with a large recreation field, ideal for everything from morning dog walks to children's football matches.

Just a few minutes away in the market town of Wymondham, you'll find further amenities including Waitrose and Lidl, complementing the already excellent local shopping options.

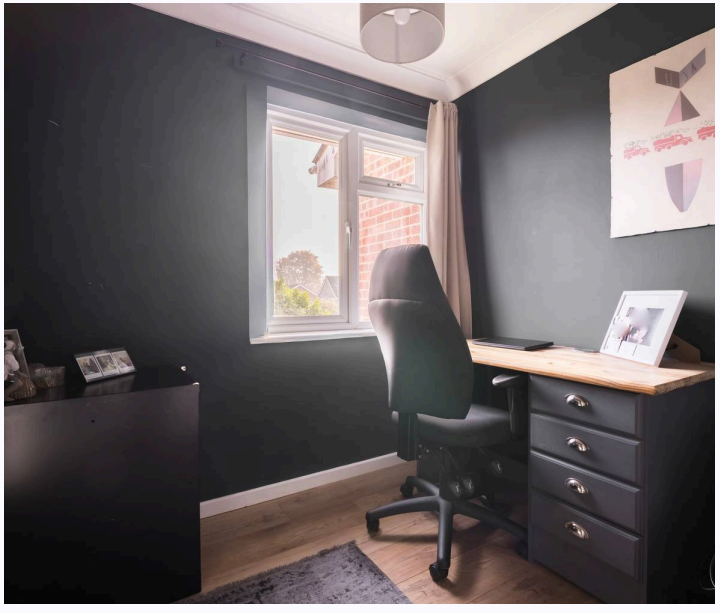
M&B













42 Priory Road

Hethersett, Norwich

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 that can take you into the centre of Cambridge in around an hour.

Priory Road, Hethersett

Entered via a practical porch, the property immediately offers a welcoming feel, leading through to a generously proportioned sitting room. Well-lit and inviting, this reception space benefits from natural light and provides ample room for both relaxation and entertaining.

To the rear, the kitchen/dining room stretches across the width of the property, creating a sociable and functional hub of the home. There is plenty of space for food preparation, storage and everyday dining, while the layout allows for a natural separation between cooking and living areas. The rear aspect also helps to enhance the bright and airy atmosphere found throughout the ground floor.

The first floor is arranged around a central landing which provides access to all rooms. There are three bedrooms in total, comprising two comfortable double bedrooms and a third bedroom that would suit a child’s room, home office or hobby space. The accommodation is served by a family bathroom fitted with a bath, wash basin and WC.

M&B

42 Priory Road

Hethersett, Norwich

Outside, the property benefits from enclosed gardens to both the front and rear, offering private outdoor space for gardening, outdoor dining or simply unwinding. Recent additions of new fencing help to enhance privacy, while the garage provides valuable storage or parking options alongside available on-road parking.

Agent's Note

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

Gas combi.

Council Tax Band: B

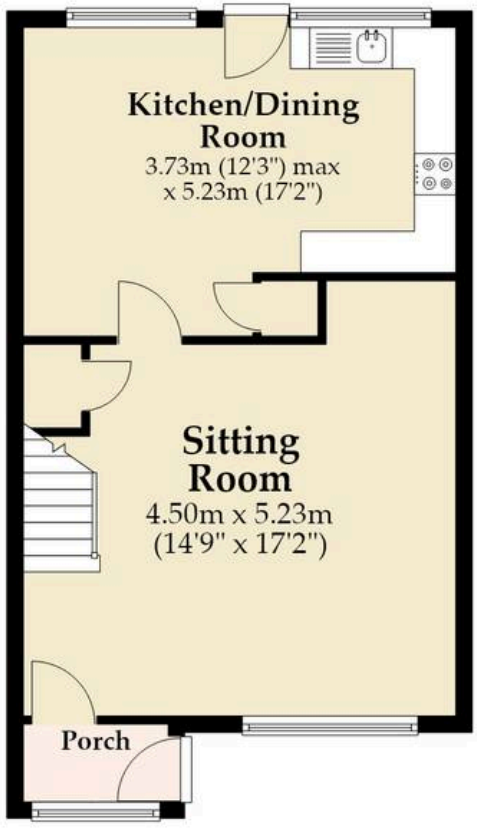






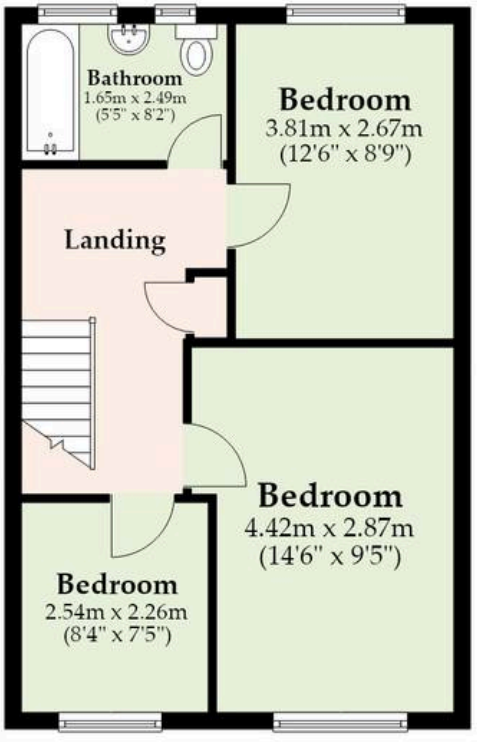
Ground Floor

Approx. 43.4 sq. metres (467.0 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.0 sq. feet)



Total area: approx. 87.0 sq. metres (937.0 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.

M&B

Dreaming of this home?
Let's make it a *reality.*



Meet *Liam*
Branch Manager



Meet *Connie*
Senior Property Consultant



Meet *Tristan*
Senior Property Lister

Minors & Brady

Your home, our market

norwich@minorsandbrady.co.uk | 01603 365085 | 107 Unthank Road, Norwich, NR2 2PE

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM

Norfolk Mortgages.

Residential | Buy-to-Let | Protection

How we can support:

- ✓ Residential Mortgages
- ✓ Protection and Insurance
- ✓ Buy-to-Let (Personal and Limited Company



Matt Waters
Director and Principal



Victoria Payne
Mortgage and Protection Adviser

Offering you quick and professional mortgage advice, every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk
W: www.norfolk-mortgages.co.uk