



THE STORY OF

14-16 Lynch Green

Hethersett, Norfolk

SOWERBYS



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14-16 Lynch Green

Hethersett, Norwich, Norfolk
NR9 3JU

Beautifully Presented Home Thoughtfully
Modernised and Extended

Spacious Sitting Room with
Welcoming Reception Hall

Stylish Kitchen Breakfast Room
with Excellent Storage

Separate Dining Room

Versatile Family Room or Study
with Garden Access

Additional Ground Floor Bedroom
with Modern Shower Room

Three Generous First Floor
Bedrooms Including En-Suite

Contemporary Family Bathroom

Gravelled Driveway Providing
Ample Off Road Parking

Lawned Rear Garden with Paved
Terrace and Raised Borders

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This exceptional home has been sympathetically modernised and skilfully extended to create a beautifully balanced and highly versatile residence, perfectly attuned to the needs of modern family living. Positioned within one of the area's most desirable locations, the property combines refined contemporary styling with a wonderful sense of space, light and comfort throughout.

The ground floor offers an impressive arrangement of living areas, including a generous sitting room that provides the perfect setting for both relaxation and entertaining. The welcoming reception hall sets the tone for the home, offering ample storage for coats and boots while introducing an elegant flow through to the principal rooms. The beautifully appointed kitchen breakfast room forms the heart of the home, featuring extensive work surfaces, quality cabinetry and integrated appliances. Adjoining this, the dining room provides an inviting space for formal and informal gatherings alike, while a contemporary utility room enhances everyday convenience.

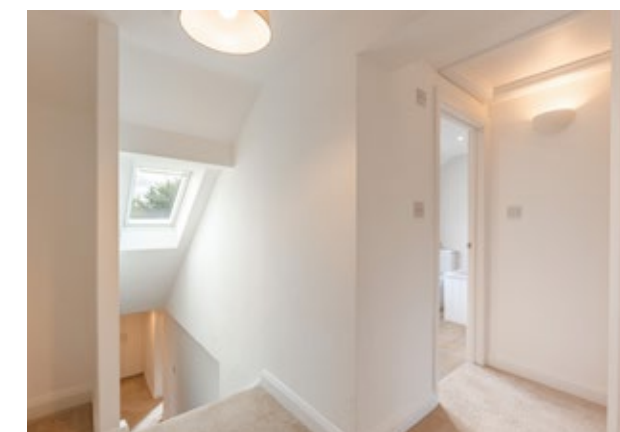
A versatile family room or study enjoys French doors that open directly onto the terrace, inviting an effortless connection to the garden. A further reception room provides an ideal ground floor bedroom, complemented by a stylish and modern shower room, offering flexibility for guests or multi-generational living.

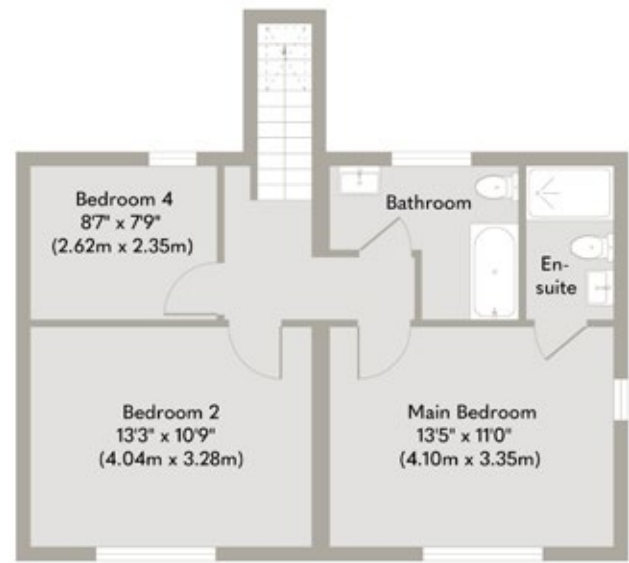
The first floor presents three well-proportioned bedrooms, including a superb principal suite with a sleek en-suite shower room. Outside, the gravel driveway offers generous parking, framed by laurel hedging for privacy, while the rear garden features an elegant paved terrace, a manicured lawn and beautifully raised borders that provide colour and charm throughout the seasons.



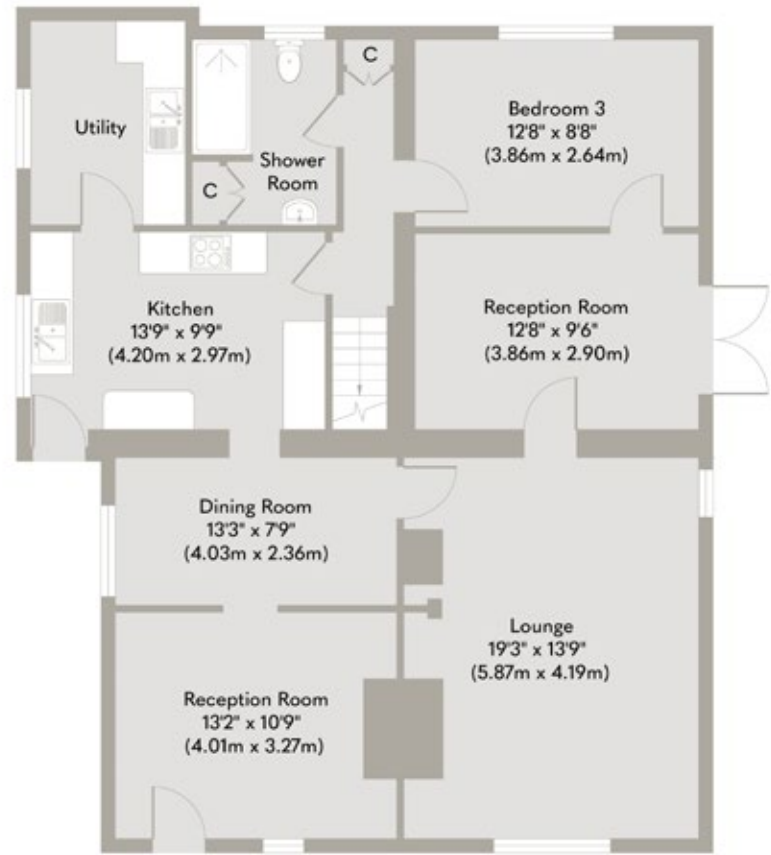


Every element of this home has been thoughtfully considered, resulting in a property that feels both contemporary and effortlessly comfortable.





First Floor
Approximate Floor Area
523 sq. ft
(48.54 sq. m)



Ground Floor
Approximate Floor Area
1143 sq. ft
(106.20 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Hethersett

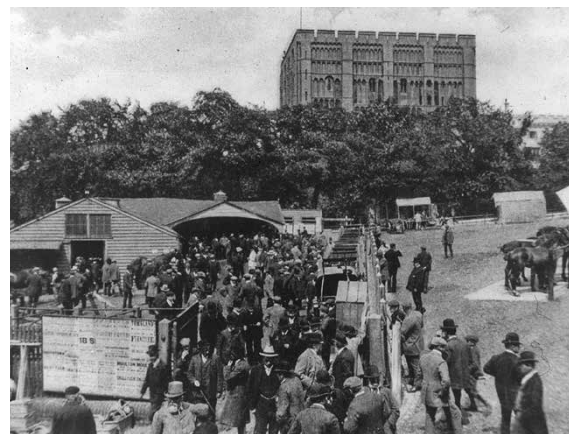
VILLAGE LIFE WITHIN REACH OF THE CITY

With a variety of amenities including shops, a library, pubs, schools, a church, butcher, doctors and dentists, the popular village of Hethersett is ideal for those that are looking to be close to the vibrant city of Norwich and all it has to offer, without living amongst the hustle and bustle. The village also provides easy access to the A47 and the A11 with regular bus services into Norwich and Wymondham.

This ancient city has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. It's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.



Note from Sowerbys



“Externally, the gravel driveway and mature hedging create a welcoming approach and a real sense of privacy.”



SERVICES CONNECTED

Mains water, gas, electricity and drainage. Gas central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 9825-3012-1209-6032-5204

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///award.sharpness.poker

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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