



7 Orchard Way, Hethersett

Norwich



Minors & Brady

7 Orchard Way

Hethersett, Norwich

Enjoying a quiet cul-de-sac setting, this well-maintained detached bungalow offers comfortable and practical living. The bay-fronted lounge with its feature fireplace opens to a dining area and a conservatory that looks over the garden with French doors outside, while the neatly fitted kitchen includes a pantry, space for dining, and direct access to the garden, complemented by a separate utility room leading to the garage. Three bedrooms all come with built-in wardrobes, and the shower room was updated in 2017 with a modern walk-in enclosure. The rear garden is enclosed and low maintenance with paving, mature shrubs, and a storage shed, while the front provides a brick-weaved driveway with garage parking. Shops, schools, medical facilities, and green open spaces are all close by, with excellent transport links into Norwich and easy access to Great Yarmouth and the Norfolk Broads. The property further benefits from development potential (STPP).

Location

Orchard Way is set within Hethersett, a thriving village on the outskirts of Norwich. The community offers a wide range of everyday amenities, including shops, a post office, pharmacy, medical services and welcoming pubs. Just a short distance away, the historic market town of Wymondham provides further choice with supermarkets including Waitrose and Morrisons, alongside a variety of independent shops, cafés and services. Norwich city centre is also easily reached for a wider selection of shopping, leisure and cultural attractions. Families are well served by highly regarded schools within the village, including two primary schools and Hethersett Academy, while green spaces and local footpaths offer opportunities for walking and outdoor recreation. With a strong sense of community and countryside close at hand, Hethersett delivers a lifestyle that is both convenient and well-connected.



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Stepping inside through the front door, you are welcomed by a spacious entrance hall, with a storage cupboard housing the home's boiler. The lounge sits to the front, a light-filled room featuring a wide bay window and a central fireplace that creates a warm focal point. Generous proportions allow for flexible furnishing, and this inviting room links directly to the dining area, a comfortable setting for everyday meals or family gatherings, where carpeted flooring adds to the homely feel.

The conservatory is accessed from the dining area, extending the living accommodation with tiled flooring, views across the garden, and French doors opening outside. Sliding doors connect the dining space to the neatly fitted kitchen, arranged with a range of wall and base units, good counter space, tiled splashbacks, and practical tiled flooring. Plumbing is in place for a washing machine/dishwasher, a pantry cupboard provides useful storage, and there is space for both dining and a freestanding cooker, with an additional door giving direct access outdoors.

The property also benefits from a separate utility room, generous in size and fitted with matching units, additional worktop space with sink, plumbing in place for a washing machine, and space for a tumble dryer, complete with tiled flooring and its own access to both the garden and the garage.



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Double glazing is fitted throughout the property.

Outside, the rear garden is private and enclosed, planned for low maintenance with paved areas, mature shrubs, and established planting that bring interest and greenery. A storage shed sits to one side, while a gate provides access to the front. The frontage has been attractively arranged with shingle and mature planting, setting a welcoming first impression, while a brick-weaved driveway provides off-road parking and leads up to the garage.

Agents notes

We understand that the property will be sold freehold, connected to all main services.

Heating system- Gas Central Heating

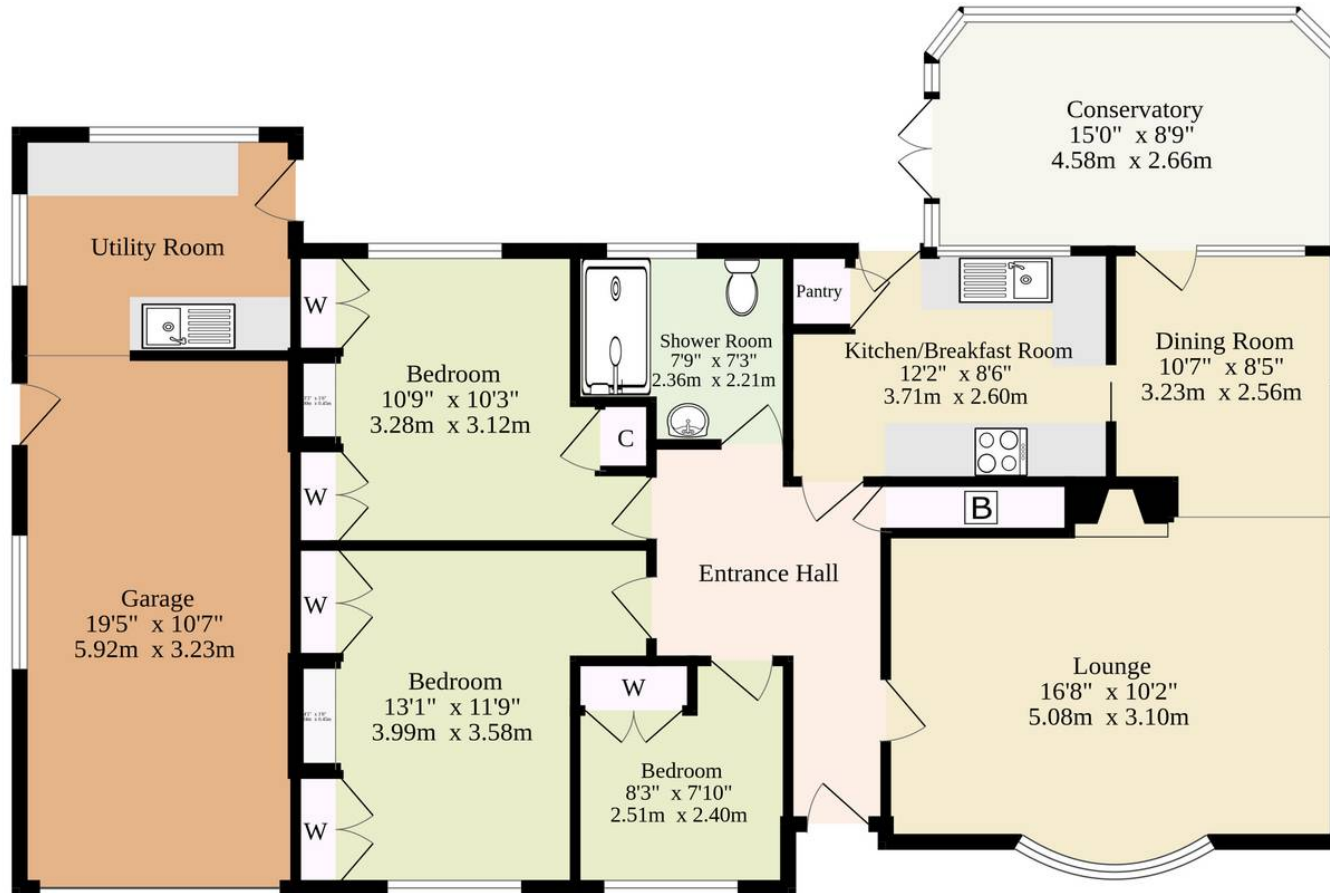
Council Tax Band- D

Some images used in this listing have been AI staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.



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Ground Floor
1568 sq.ft. (145.7 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1568 sq.ft. (145.7 sq.m.) approx.

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



Meet *Liam*
Branch Manager



Meet *Rosie*
Senior Sales Progressor



Meet *Tristan*
Senior Property Valuer

Minors & Brady
Your home, our market

 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

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