



Introducing
Lynch Green
Hethersett

SOWERBYS

Nestled down a quiet cul-de-sac of just two other properties, this quaint, two bedroom cottage is conveniently located close to Hethersett's town centre. Comprising two floors; on the ground floor the accommodation serves an entrance porch leading into the main sitting room offering an array of character features including exposed beams and a feature fireplace. The cottage kitchen offers access to the lean-to and rear garden, creating a versatile space.

Upstairs, the principal bedroom continues the character and charm from the sitting room with further exposed beams and feature fireplace. Further accommodation comprises the second bedroom, ideal for use as a dressing room or home office, and the three-piece bathroom suite.

Outside the property comprises off-road parking for one vehicle and storage at the front with a walled, paved garden at the rear.

Available April 2025.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. The reference number or full certificate can be obtained from Sowerbys upon request.

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.

AGENT'S NOTES

No Pets

Gas Central Heating

Available April 4th 2025

Unfurnished

12 Month Initial Tenancy

LOCATION

What3Words: [:///stiffly.vines.enable](#)



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.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

