18 Harness Maker Way | Hethersett | Norwich | NR9 3FY

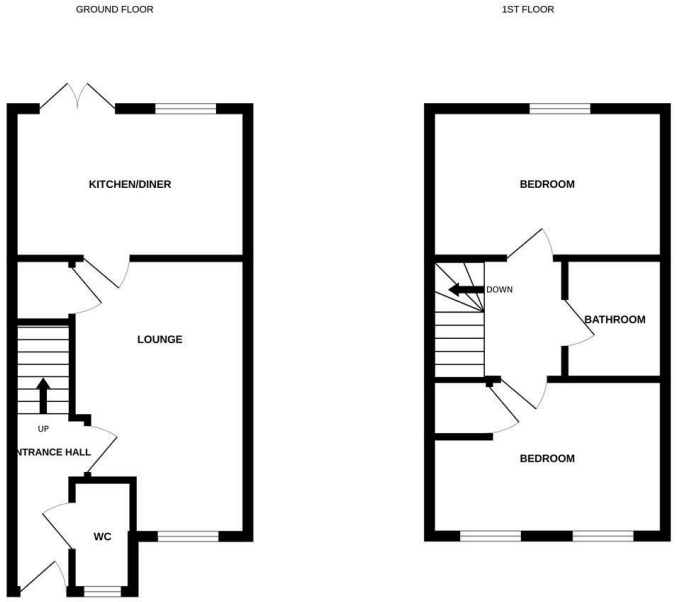
Guide Price £220,000

GUIDE PRICE £220,000 - £230,000 Gilson Bailey are delighted to offer this stunning modern two-bedroom end-terrace house, ideally situated in the highly sought-after village of Hethersett. Beautifully presented throughout, this superb home offers stylish and well-proportioned accommodation comprising a welcoming entrance hall, a comfortable lounge, a contemporary kitchen/diner perfect for modern living and entertaining, and a convenient ground floor WC. Upstairs, there are two well-proportioned bedrooms and a modern family bathroom accessed from the landing. Outside, the property continues to impress with a carport providing two off-road parking spaces and a larger-than-average rear garden, offering a wonderful private space to relax, entertain and enjoy the outdoors. Further benefits include double glazing, gas central heating and excellent condition throughout, allowing any new owner to move straight in and enjoy. Combining modern living with a desirable village location, generous outdoor space and excellent parking, this fantastic home would make an ideal first-time purchase. Early viewing is highly recommended to fully appreciate everything this wonderful property has to offer.

gilsonbailey

gilsonbailey

Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk



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.
Made with Metropix ©2026

Location
Hethersett, is a sought after south-lying village which has an excellent selection of amenities including schooling, doctors, shops, pubs and restaurants. There is excellent access to the A47 Southern Bypass, the University of East Anglia, Norfolk & Norwich University Hospital and Norwich City centre itself.

Accommodation Comprises
Front door to:

Entrance Hall
Doors to lounge, WC and stairs to first floor.

Lounge 15'1" x 9'3"
Double glazed window, radiator, storage cupboard.

Kitchen 12'9" x 8'0"
Fitted wall and base units worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, washing machine and dishwasher, double glazed window, patio doors, radiator.

WC
Low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing
Doors to two bedrooms and bathroom.

Bedroom One 12'9" x 8'5"
Double glazed window, radiator.

Bedroom Two 9'1" x 8'9"
Double glazed window, radiator.

Bathroom
Panelled bath with shower over, low level WC, hand wash basin, radiator.

Outside Front
Carport providing two parking spaces.

Outside Rear
Patio seating area, 'L' shaped lawned garden, timber shed, enclosed by timber fencing.

Local Authority
South Norfolk Council, Tax Band B.

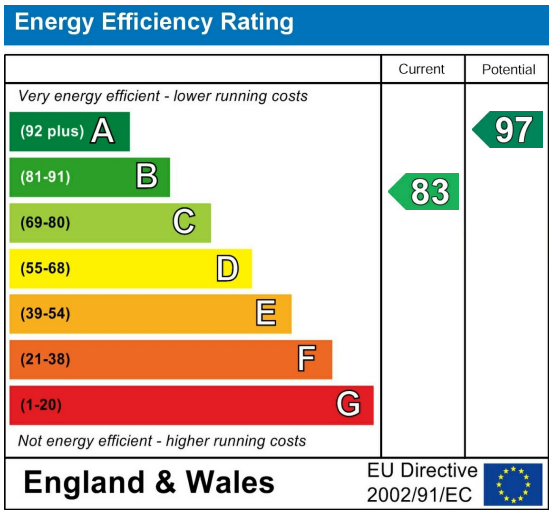
Tenure
Freehold

Utilities
Fibre to the property.
Mains gas, water and electric.

Disclaimer
To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.

gilsonbailey

Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk



Local Authority

South Norfolk Council, Tax Band B

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

https://www.gilsonbailey.co.uk
01603764444