



Offers In Excess Of £500,000

5 Bedroom Detached House for sale
96 New Road, Hethersett, Norwich





Overview

First time on the market in 25 years! A spacious, fully modernised 5-bed detached home in Hethersett with parking for 7, solar FIT, an EV charger, and outstanding schooling. The perfect canvas for your family's next chapter!



Key Features

- Rare Opportunity - First Time on Market for 25 yrs
- Spacious 5-Bedroom Detached House
- Desirable Non-Estate Position - Field Views to the Front
- Modernised Throughout: Kitchen, Shower Room, Heating, Radiators and Electrics
- Modern Spacious Conservatory with Underfloor Heating for Year-Round Enjoyment
- Abundance of Storage Throughout Including Fitted and Walk-in Wardrobes
- German-Made Solar Panels with Active FIT, Thermodynamic Heated Water and EV Charger
- Tarmac Driveway to Accommodate up to 7 Vehicles Plus Garage
- Excellent Road Links (A11/A47) – Easy Commute to Norwich, Cambridge and Beyond
- Walking Distance to Outstanding Hethersett Academy, Local Amenities,





Welcome to New Road, Hethersett (NR9). Offered to the market for the first time in 25 years, this substantial five-bedroom detached home provides a rare combination of space, resourcefulness, and practicality in a highly sought-after location boasting protected open fields to the front. Having been fully modernised by the current owners, the property offers a solid foundation and an abundance of elbow room for a growing family. It presents an exceptional and rare opportunity to secure a generously proportioned home in this area.

The spacious layout is designed to effortlessly accommodate the demands of a busy household. Crucial high-cost updates have already been completed for you, including a recently fitted kitchen that serves as the functional hub for daily meals, accompanied by a spacious living room and a conservatory (with underfloor heating) for relaxing together or apart. The modern ground-floor shower room is a great bonus alongside the bedroom with walk-in wardrobe. With four first-floor bedrooms and a family bathroom, the home provides plenty of personal space for everyone, as well as abundant storage. Morning routines, lazy Sundays and everything in between are a breeze in this house.

Set in an enviable non-estate position, the property excels in outdoor utility and modern efficiency. The expansive frontage provides rare off-road parking for up to 7 vehicles (tarmac laid in 2020), complete with an EV charging point installed in 2024. Additionally, the home is equipped with German-made solar panels, which provide you with a high return feed-in tariff (FIT) to keep your energy bills low. To the rear, the private garden offers a secure, peaceful space for children to play and adults to unwind.

Perfectly positioned for everyday convenience, the property sits within easy walking distance of Hethersett's highly regarded local schools, eateries and village amenities, keeping the day-to-day easy to manage. For leisure and fitness, the nearby Park Farm Hotel offers excellent gym and spa facilities just down the road. Commuters are also exceptionally well catered for, with quick, direct road links to the A11 and A47, making travel to Norwich, Cambridge, and the wider region straightforward.

This is a cherished family home filled with warmth and memories – now, it's ready to welcome yours. With all the major updates taken care of, you can focus on the true joy of putting down roots in this wonderful community.

Opportunities to join this particular neighbourhood are rare, and we look forward to welcoming you to learn more about the benefits this home brings.



Contact us 24/7 to arrange your viewing.

What3Words: ///universe.overdrive.upcoming

Kitchen-Dining Room

19' 9" x 18' 5" (6.03m x 5.62m)

Tiled flooring, dual uPVC double-glazed windows with fitted roller blinds and external door, fitted base and wall-mounted units with integrated Bosche dual electric oven, 5-ring gas hob and extractor hood, space and plumbing for freestanding washing machine, tumble dryer, dishwasher and American fridge-freezer, spotlights, coving, multiple sockets, radiator and TV aerial.

Living Room

18' 5" x 11' 1" (5.62m x 3.38m)

Laminate flooring, uPVC double-glazed window with fitted vertical blind, hardwired ceiling light, coving, oak-effect internal doors, radiator, multiple sockets and TV aerial.

Conservatory

14' 3" x 9' 4" (4.35m x 2.85m)

Tiled flooring with underfloor heating and wall-mounted lights.

Ground-Floor Shower Room

7' 11" x 6' 0" (2.43m x 1.84m)

Tiled flooring and fully tiled walls, large rectangular shower tray with sliding glass door and shower mixer, wash hand basin, toilet, full-height heated towel rail, spotlights and extractor fan.

Bedroom One

12' 4" x 8' 8" (3.76m x 2.66m)

Fitted carpet, uPVC double-glazed window with fitted roller blind, full-width and height fitted wardrobes, ceiling light, coving, radiator and multiple sockets.

Bedroom Two

13' 0" x 10' 4" (3.97m x 3.16m)

Fitted carpet, uPVC double-glazed window with fitted vertical blinds, built-in triple wardrobe, ceiling light, coving, radiator and multiple sockets.

Bedroom Three

11' 3" x 10' 5" (3.44m x 3.18m)

Fitted carpet, uPVC double-glazed window, walk-in wardrobe, wall-mounted lights, coving, radiator and multiple sockets.

Bedroom Four

11' 1" x 7' 4" (3.38m x 2.25m)

Fitted carpet, uPVC double-glazed window with fitted roller blind, ceiling light, coving, multiple sockets and radiator.

Bedroom Five/Office

9' 0" x 7' 8" (2.76m x 2.35m)

Fitted carpet, uPVC double-glazed window with fitted roller blind, ceiling light, coving, radiator and multiple sockets.

Family Bathroom

Tiled flooring and half-height tiled walls, uPVC obscured double-glazed window with fitted roller blind, fitted bath with shower nozzle, wash hand basin, toilet, heated towel rail, coving and ceiling light.

Garage

18' 2" x 9' 0" (5.56m x 2.76m)

Up-and-over garage door (oak-effect), uPVC side access door, light, power and EV charger set on the external wall.

Floorplans



New Road, Hethersett, Norwich, NR9

APPROX. GROSS INTERNAL FLOOR AREA 1473 SQ FT 136.8 SQ METRES

GARAGE 165 SQ FT 15.3 SQ METRES

TOTAL 1638 SQ FT 152.1 SQ METRES



FIRST FLOOR



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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