



28 Morgans Way, Hevingham

Guide Price £325,000

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28 Morgans Way

Hevingham, Norwich

Positioned within a popular village setting, this impressive detached family home presents an exceptional opportunity for buyers seeking a stylish, comfortable and move-in ready residence. Thoughtfully arranged over two floors and benefiting from a number of upgrades, the property combines contemporary finishes with generous and versatile living accommodation, making it ideally suited to modern family life. Upon entering, the welcoming entrance porch provides an invaluable space for coats and footwear before leading into the main hallway. The hallway sets the tone for the home, with stairs rising to the first floor and useful storage beneath, together with a conveniently positioned ground-floor W.C.

The principal living room is a particularly inviting space, offering excellent proportions and a natural flow through to the adjoining conservatory. With triple-aspect glazing, this delightful room is filled with natural light throughout the day and provides a wonderful connection with the rear garden, creating an ideal setting for both relaxing and entertaining.



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At the heart of the home is the impressive kitchen/diner, designed with both style and practicality in mind. Contemporary glossy cabinetry is complemented by generous worktop space and a range of integrated appliances, creating a sleek and functional environment for preparing meals, dining and entertaining guests.

To the first floor are three well-proportioned bedrooms, each offering comfortable and versatile accommodation. The principal bedroom provides a peaceful retreat, while the additional bedrooms offer excellent flexibility for children, guests or home working.

The accommodation is completed by a superb four-piece family bathroom, finished to a modern standard and featuring both a stylish freestanding bath and a separate walk-in shower, alongside the WC and wash hand basin. This generous space provides a touch of luxury and practicality for the whole household.

The property also benefits from a recently refurbished children's playpark located directly opposite, providing an additional attractive feature for families.

Council Tax band: C

Tenure: Freehold



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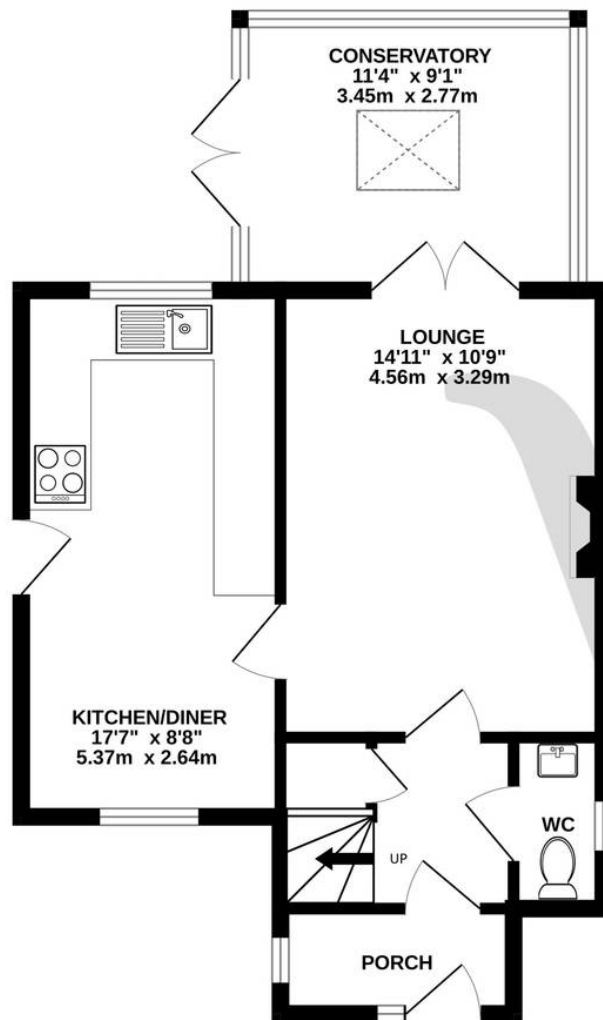
Garden

Externally, the property continues to impress. A private driveway provides valuable off-road parking and leads to an en bloc garage, offering useful additional storage and parking provision. The enclosed rear garden has been thoughtfully landscaped with a combination of lawned and paved areas, creating a versatile outdoor environment. Whether enjoying a morning coffee, entertaining during the warmer months or providing a safe space for children to play, the garden offers an attractive extension of the home's living accommodation.

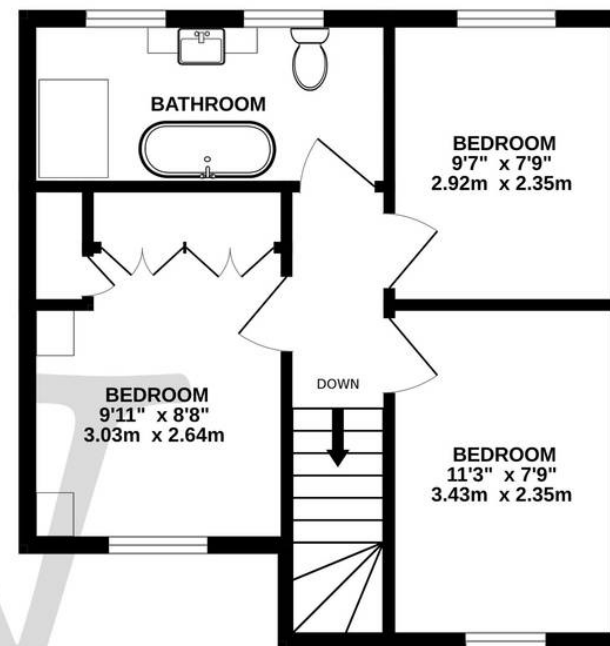
- Impressive detached family home with single garage
- Stylish contemporary kitchen/diner with integrated appliances
- Three well-proportioned bedrooms
- Generous four-piece family bathroom
- Bright and spacious living accommodation
- Triple-aspect conservatory
- Enclosed rear garden & private driveway
- Move-in ready with upgrades throughout



GROUND FLOOR
502 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 887 sq.ft. (82.4 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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