



THE STORY OF

East Lodge

Hethersett, Norfolk

SOWERBYS

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East Lodge

Norwich Road, Hethersett,
Norfolk, NR9 3AU

Former Lodge

Excellent Accommodation

Well-Fitted Kitchen

Characterful Sitting Room With Wood-Burner

Fine Garden Room

Utility Room and Cloakroom

Principal and Guest Bedroom with En-Suites

Well-Landscaped Grounds as well as a Garage

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“This property is beaming with character throughout.”

This exquisite former lodge offers generously proportioned living spaces, all conveniently situated on a single floor, creating a harmonious and seamless flow throughout the home.

Upon entering the spacious hallway, you'll find access to both the principal and secondary bedrooms, each with their private en-suites and built-in wardrobes. The garden room, flooded with natural light and offering beautiful garden views, serves as a serene retreat within the house. Moving along, double doors lead to an open-plan dining room and a well-appointed sitting room, where the history of the lodge is reflected in the charming, angled bay window, once the main entrance, now an ideal space for formal entertaining or relaxation.

The kitchen provides ample storage and

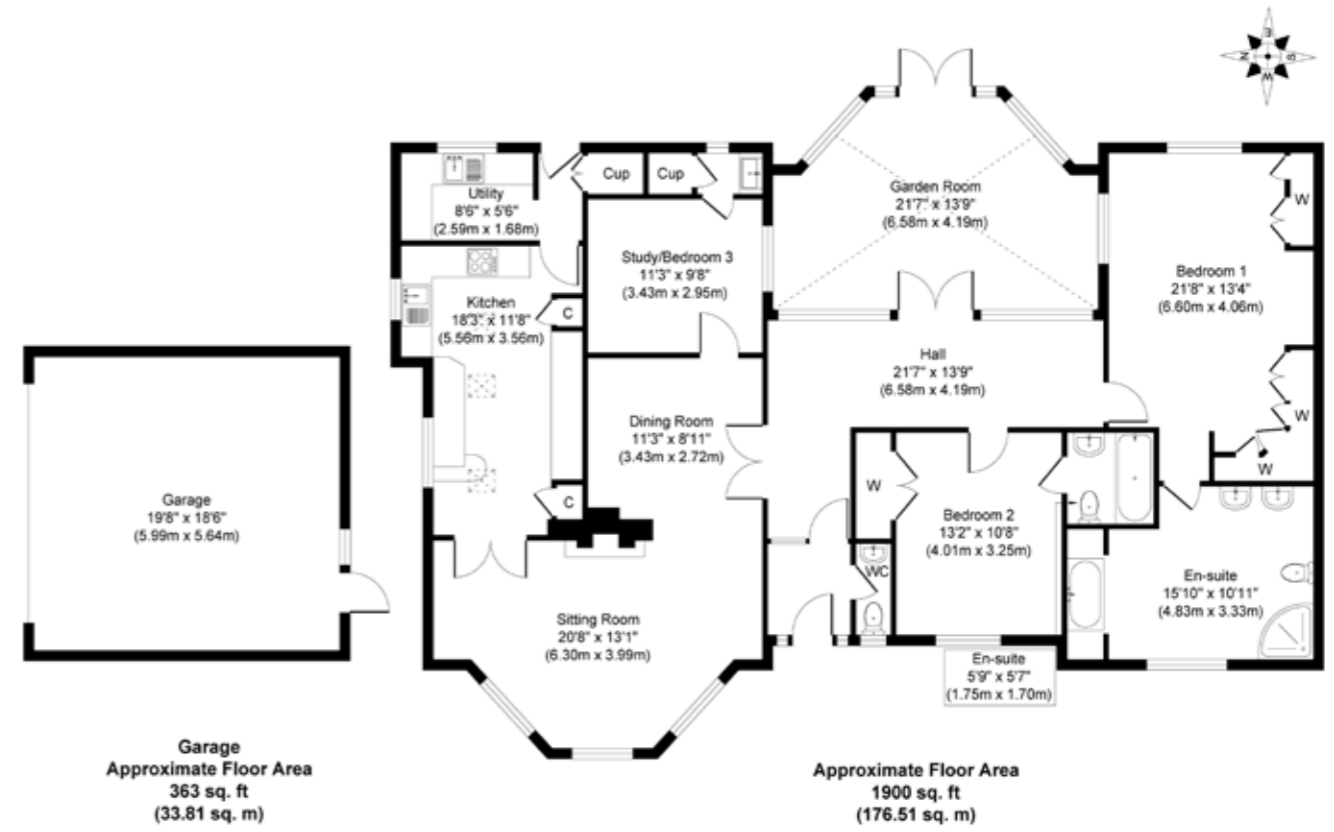
a welcoming breakfast bar for everyday family meals. Adjacent to the kitchen is a practical laundry and boot room, perfect for shedding outdoor gear after a busy day in the garden.

At the front of the property, a gravel driveway offers abundant parking space, with access to the garage. The landscaped grounds provide both privacy and an enchanting atmosphere. The lovely terrace is an ideal spot for social gatherings.

Follow the pathway beneath the pagoda to discover the ornamental pond, featuring a picturesque fountain at its centre, creating a soothing ambiance with the gentle sound of trickling water. The garden is adorned with various specimen trees, mature shrubs, and beautifully planted perennials throughout.







Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS

Hethersett

IS THE PLACE TO CALL HOME



With a variety of amenities including shops, a library, pubs, schools, a church, butcher, doctors and dentists, the popular village

of Hethersett is ideal for those that are looking to be close to the vibrant city of Norwich and all it has to offer, without living amongst the hustle and bustle. The village also provides easy access to the A47 and the A11 with regular bus services into Norwich and Wymondham.

This ancient city has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. Its perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

To the north of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.



Note from Sowerbys



“This home is perfect for families, or anyone looking to put down roots.”

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SERVICES CONNECTED

Mains water and electricity. Gas fired central heating. Private drainage.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

To be confirmed.

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 above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///spent.jazzy.avoid

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