



21 Morgans Way, Hevingham

In Excess of £230,000

21 Morgans Way

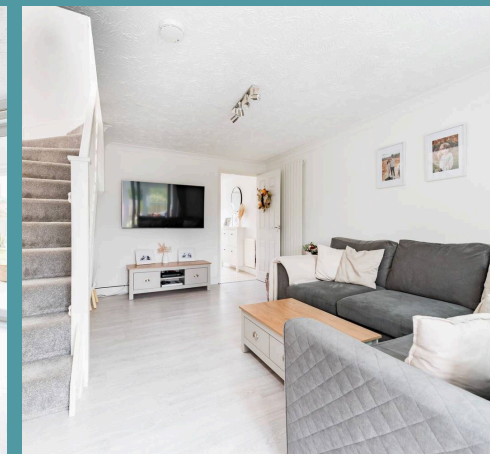
Hevingham, Norwich

An excellent choice for those seeking a move-in-ready home, this beautifully laid-out home combines modern style with everyday comfort. The contemporary kitchen features sleek units, a tiled backsplash, and integrated appliances, while the spacious lounge seamlessly connects to the extended sun room, ideal for both dining and relaxation. Upstairs, two comfortable bedrooms and a stylish, fully tiled bathroom provide all the essentials. Outside, the home boasts off-road parking, a garage, and a private, low-maintenance garden with artificial turf and no overlooking neighbours. With motivated vendors and a great location, this property offers a hassle-free move with plenty of charm.

The Location

Situated perfectly between the vibrant city life of Norwich and the relaxing coastline, Hevingham offers the best of both worlds for its residents. This charming Norfolk village combines the convenience of modern living with countryside surroundings. Home to the popular Fox Pub, a welcoming spot to enjoy great food and drinks, and Hevingham Park, a beautiful green space perfect for leisurely strolls or outdoor activities, the village provides a wealth of amenities for all ages. Families will also appreciate the local primary school, which is at the heart of the community and a key part of village life.

With its scenic walking trails and easy access to nature reserves, Hevingham invites you to embrace outdoor living while still being within a short drive of essential shops, services, and the bustling cultural offerings of Norwich. Whether exploring the nearby coast or enjoying the peaceful rhythm of village life, Hevingham delivers a blend of convenience and charm.





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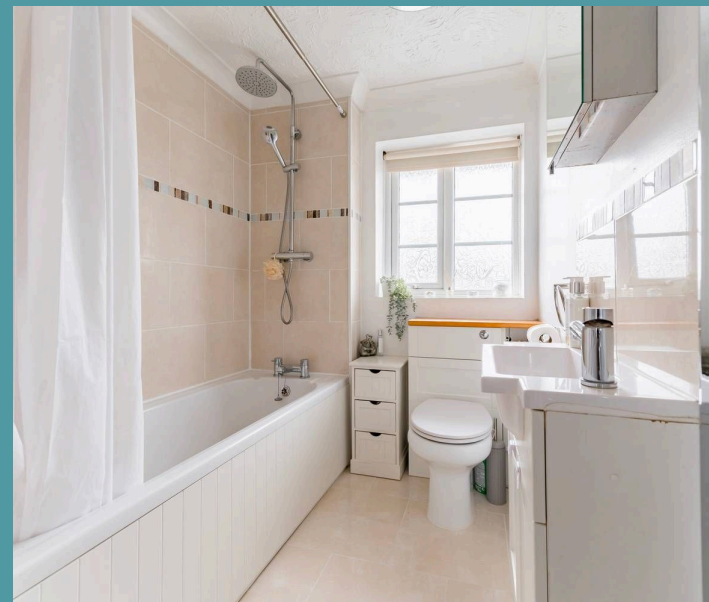
Hevingham, Norwich

Morgans Way

Step inside this thoughtfully designed home, ideal for first-time buyers or those seeking a move-in-ready property. The modern kitchen greets you with its sleek, complementary wall and base units, tiled backsplash, and integrated induction hob with extractor fan, alongside built-in appliances and spaces for essential utilities.

From here, flow effortlessly into the spacious lounge, complete with stylish wood laminate flooring and natural light streaming through sliding doors that lead to the extended sun room. Currently used as a dining space, the sun room boasts wood-effect flooring, a Velux window, and French doors opening to the patio, creating the perfect spot for entertaining or unwinding.

Upstairs, you'll find two well-proportioned bedrooms, each offering comfort. The main bedroom features ample built-in storage and a view over the rear garden, while the second bedroom is equally inviting with its bright aspect to the front. The fully tiled bathroom includes a modern three-piece suite with a bath and overhead shower. The layout ensures privacy.





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Externally, the property continues to impress with off-road parking options, including a tarmacked side driveway leading to the garage. The fully enclosed rear garden is low-maintenance, featuring a patio area and artificial lawn separated by a charming picket fence, with no overlooking neighbours for added privacy. This home offers a lifestyle of balance and ease, with motivated vendors ready to make your move smooth and seamless.

Agents Note

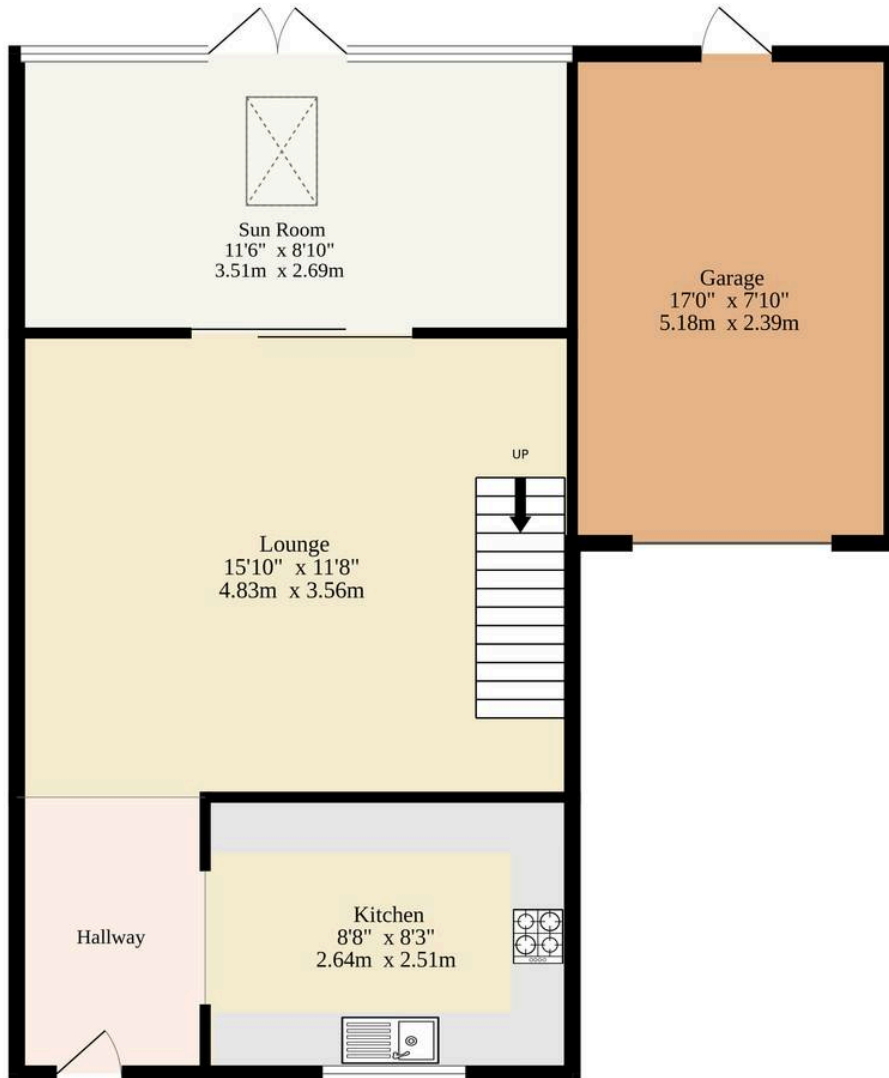
Sold Freehold

Connected to all mains services

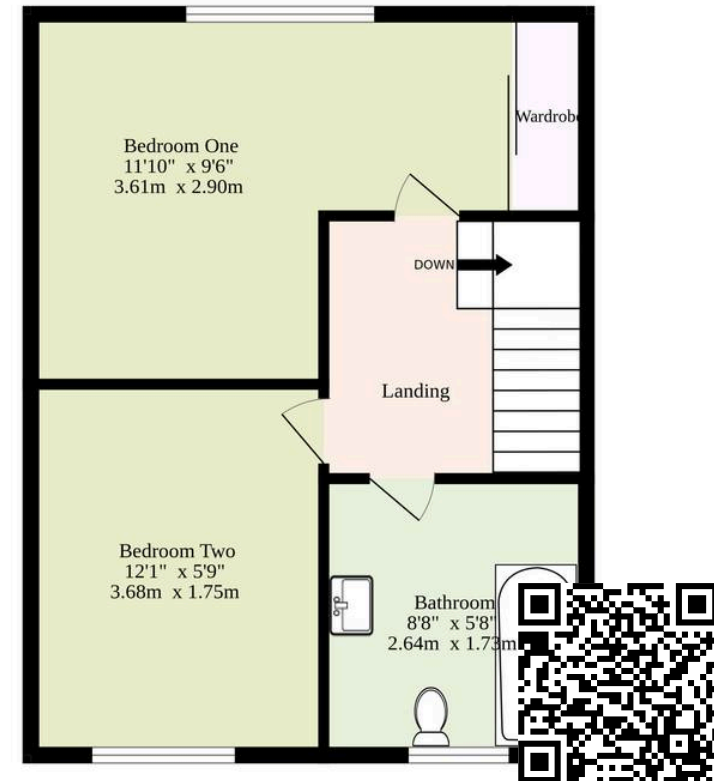
- Motivated sellers ready to make your move as smooth as possible
- No overlooking neighbours providing extra privacy
- Private and easy-to-maintain rear garden with a patio area and artificial lawn
- Driveway with off-road parking and access to a garage
- Contemporary bathroom with a three-piece suite and overhead shower
- Two generous bedrooms offering plenty of built-in storage
- Extended sun room with French doors, wood-effect flooring, and a Velux window
- Stylish kitchen featuring modern units, tiled backsplash, and built-in appliances



Ground Floor
494 sq.ft. (45.9 sq.m.) approx.



1st Floor
233 sq.ft. (21.6 sq.m.) approx.



Including Garage

TOTAL FLOOR AREA : 727 sq.ft. (67.5 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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