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Harman Close . Hethersett . NR9 3PR

**£400,000**



# **AN EXTENDED FOUR BEDROOM DETACHED FAMILY HOME IN A CUL- DE-SAC LOCATION WITH A WEST FACING REAR GARDEN.**

**DESCRIPTION** A superb opportunity for a buyer to put their stamp on this spacious property which has a large two storey extension all the way across the back of the house and a single storey side extension including a study and a treatment room. The property has gas central heating and UPVC double glazed windows but requires finishing off internally. The side extension would be ideal for working from home and has a tiled floor throughout. There is an enclosed rear garden and a detached double garage.

**LOCATION** Hethersett is a popular village around 5.5 miles from Norwich city centre with easy access to the A11, A47 Norwich southern bypass and the Norfolk & Norwich University Hospital, University of East Anglia and the Norwich Research Park. Amenities in Hethersett include shops, all levels of schools, medical and dental surgeries, post office, social club and public houses.

**AGENT'S NOTES:** The property has not been signed off by CNC Building Control so there is no Completion Certificate. Under no circumstances should any interested party contact the Local Authority to ask about the lack of a Completion Certificate as this will make the acquisition of a suitable Building Regulations Indemnity Policy impossible, if one is required. Such policies can be obtained by a solicitor at very little cost so please discuss this with your solicitor in the first instance. Freehold, EPC Rating D and council Tax Band D.

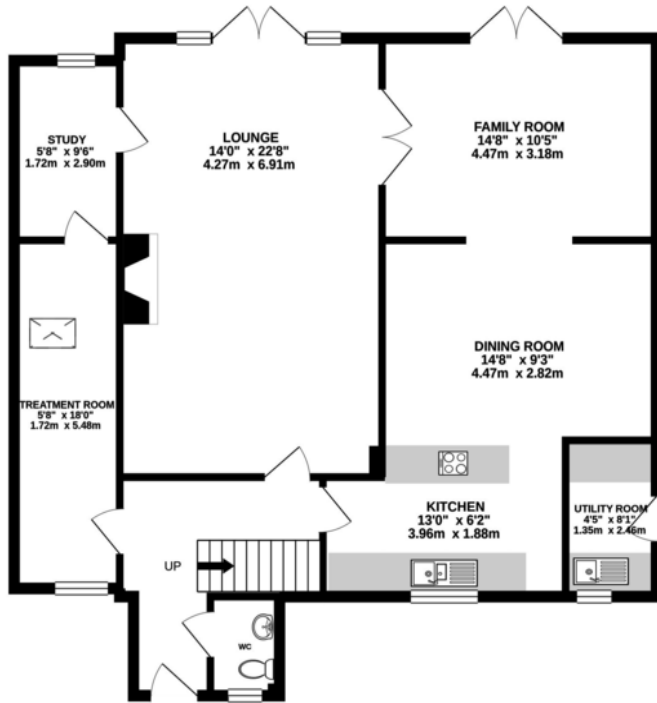




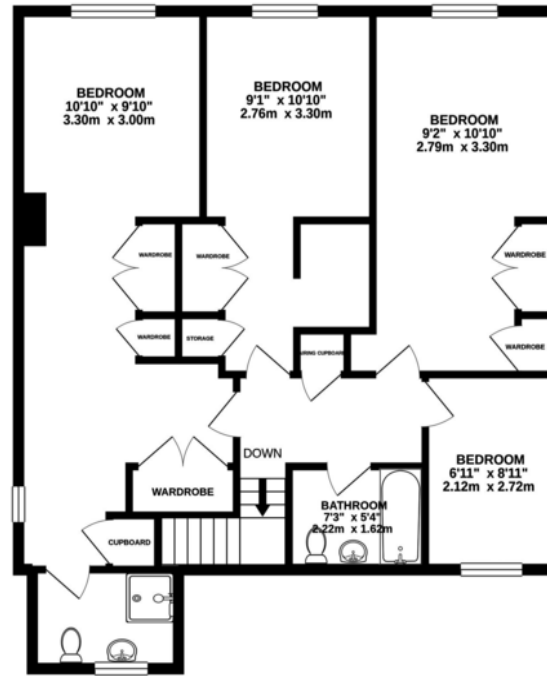




GROUND FLOOR  
998 sq.ft. (92.7 sq.m.) approx.



1ST FLOOR  
798 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA : 1796 sq.ft. (166.9 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £125. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £200. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.



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