



40 Ketts Oak
Hethersett | Norfolk | NR9 3DJ

LET THERE BE LIGHT!



“In a generous plot with fields to the rear, this modern home will catch the eye. Its attractive exterior entices you in, to explore the bright welcoming rooms inside. In immaculate condition, you can move straight in and enjoy all that it offers, right from the start. The perfect location near village and city – one more advantage that sets it apart.”







- A Modern Family Residence situated in the Highly Sought-After Village of Hethersett
- Four Bedrooms inc Principal Bedroom with Walk-In Wardrobe and En-Suite Shower Room; En-Suite to Bedroom Two and a Family Bathroom
- Two Receptions; Study; Downstairs WC
- Stunning Open Plan Breakfast Kitchen with Separate Utility
- Generous Plot which adjoins Farmland to the Rear
- Single Garage; Additional Off Street Parking
- The Accommodation extends to 1,975sq.ft
- Energy Rating: B

This modern home has been incredibly well designed and finished and is perfect for today's family lives. With a wonderfully sociable yet practical layout and plenty of room for all, inside and out, it's an excellent all-rounder. It's also set in a lovely location with open countryside behind, just a short walk from all the amenities of a lively village and close to the centre of Norwich.

A Versatile Residence

Recently built, this home has been lavished with care and attention. Thoughtfully designed and exquisitely finished, it's a real gem. The classic good looks outside make for an excellent first impression – and inside it continues to impress. To the front of the property, there's a good size reception room that leads to a study area. This room has been used as a formal dining room, home office and as a snug or TV lounge over the years. It's certainly handy to have a separate reception room to the main accommodation, so parents can entertain friends while their teens relax – or vice versa! The main living space is open to a fabulous contemporary kitchen, with a breakfast bar at the central island, plus ample storage and preparation space around three sides, including integrated appliances. There's a fireplace with log burner at the far end of the large sitting room, and bifold doors open onto the sunny terrace beyond. This all makes for a brilliant party pad if you love a houseful – and if you don't, you'll have plenty of space all to yourself to relax!

Countryside Views

Outside, there's ample parking on the driveway, as well as a garage. The lawned garden wraps around the rear and side of the house, giving views of open fields. Designed for easy maintenance, there's room for a football goal, trampoline and swing, or for a keen gardener to roll up their sleeves and set to work landscaping. You're wonderfully private out on the terrace here, and you'll see lots of birds over the fields. The main part of the garden faces west, so you'll enjoy plenty of sun and see some magnificent sunsets.

All On The Doorstep

Despite the open feel, you're only a few minutes' walk from the centre of Hethersett and you're opposite a hotel with a gym, spa and health club. The village is incredibly well-served and has regular bus services into the city. You have shops, schooling, pubs, a café, bowls club, village hall, social club, farm shop and more. You're also incredibly close to Norwich – you can cycle into the city or head the other way to Wymondham. The latter is a very attractive market town which has a Waitrose supermarket, excellent schools and a train station for travel to Cambridge. You couldn't ask for a better location for the university and hospital – balancing space and peace with easy access. You even have the Park and Ride close by, so if you don't want to park in the city, you can hop on these buses too.







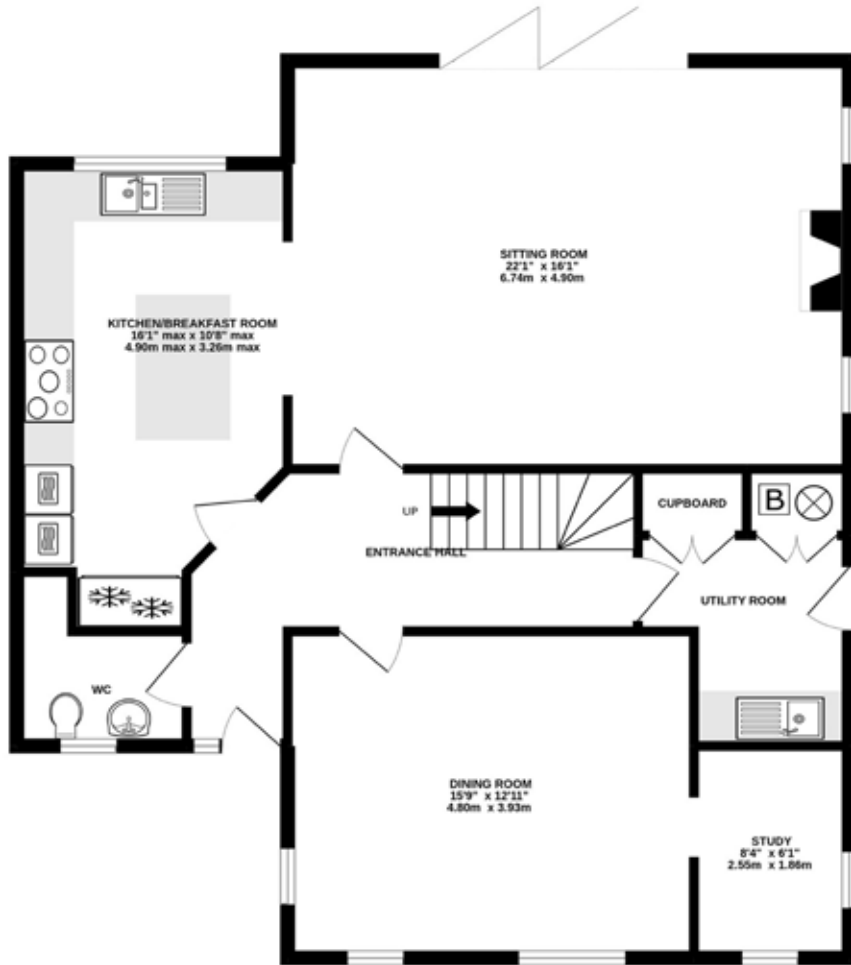




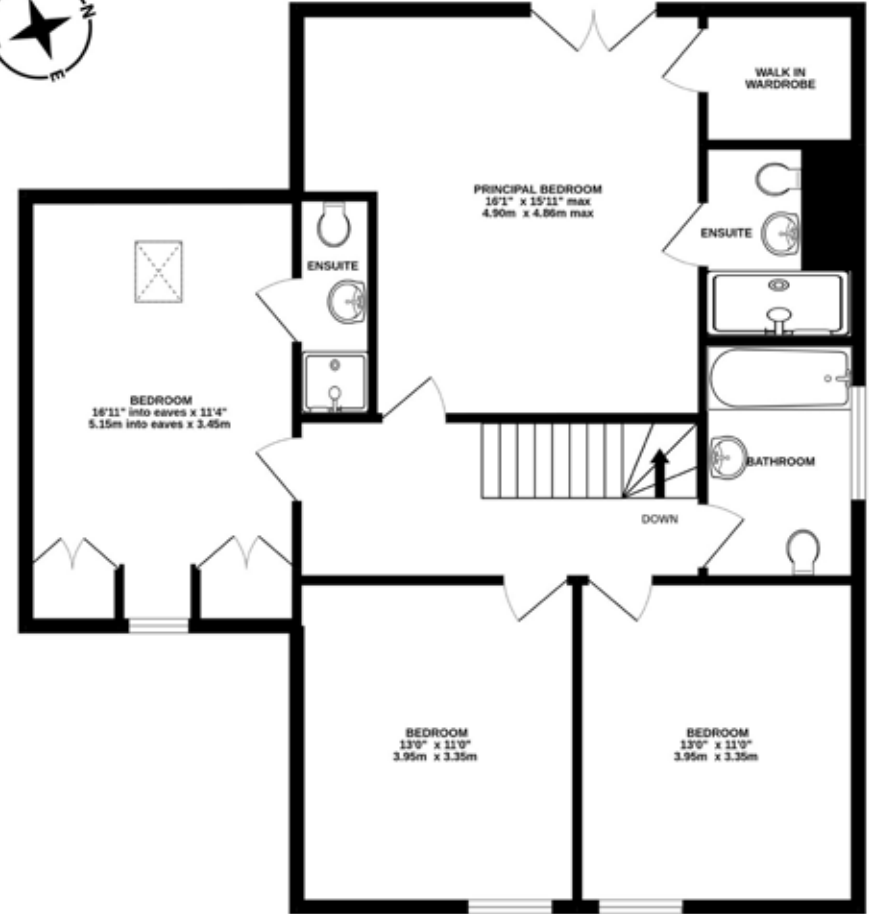








GROUND FLOOR
1021 sq.ft. (94.9 sq.m.) approx.



1ST FLOOR
953 sq.ft. (88.6 sq.m.) approx.

TOTAL FLOOR AREA : 1975 sq.ft. (183.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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On Your Doorstep...

The property is situated on the outskirts of Hethersett, which has a wide variety of amenities including shops, two pubs, three schools, a church, doctor's and dentists along with a park and ride service taking you into Norwich. The centre of Norwich is about 4 miles away and the village is on a bus route to the railway station in the city. It is also just 1 mile each from the A11 and the A47. From Hethersett there is easy access to the nearby market town of Wymondham with trains to Cambridge and London. Local schools include Hethersett High School, Hethersett Old Hall, Wymondham High and Wymondham College.

How Far Is It To...

Hethersett is such a highly regarded village because it combines both village environment with accessibility to Norwich. It's just seven miles from the centre of the city with its main line rail link to London Liverpool Street and an International Airport. It also has great access to the county's road network, being close to the A47 with its links to Kings Lynn and onwards to Lincolnshire, The Broads and the East Coast. The A11 of course gives great access to Newmarket (45 miles), Cambridge (65 miles) and onwards to London.

Directions

Leave Norwich on the Newmarket Road, upon reaching the Thickthorn roundabout take the B1172 Hethersett exit. Continue out of the village of Hethersett where number 40 Ketts Oak can be found on your right hand side clearly signposted with a Fine and Country For Sale Board.

Services and District Council

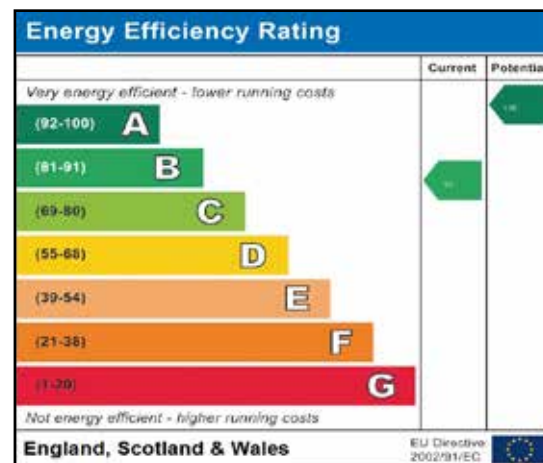
Gas Central Heating, Mains Water, Mains Drainage
South Norfolk District Council - Council Tax Band E

Tenure

Freehold



Fine & Country Norwich Office
12-14 Queen Street, Norwich, NR2 4SQ
01603 221888



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12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

