



Park Close, Hethersett, Norwich

Guide Price £325,000 - £335,000 Freehold

Energy Efficiency Rating : D

- ✓ Two Bedroom Detached Bungalow
- ✓ Substantial Plot of 0.17 Acres (stms)
- ✓ Gated Driveway & Garage
- ✓ Potential to Extend (stp)
- ✓ Sitting Room & Porch Entrance
- ✓ Open Plan Kitchen/Dining Room
- ✓ Rear Garden Measuring Over 110ft (stms)
- ✓ Close to Amenities



To arrange an accompanied viewing please call our Wymondham Office on 01953 438838



Tucked away at the END of a CUL-DE-SAC, but next to a footpath which leads to the CENTRE of the VILLAGE, this DETACHED BUNGALOW occupies a 0.17 ACRE PLOT (stms), with SUBSTANTIAL GARDENS, a GATED DRIVEWAY and huge potential to EXTEND (stp). With a wealth of opportunities, the plot is ideal for a buyer seeking space, or perhaps one needing workshop or storage space. The bungalow is modest in size, with a PORCH ENTRANCE leading to the main sitting room, and the 21' OPEN PLAN KITCHEN/DINING ROOM beyond. An inner hall leads to the TWO BEDROOMS and family bathroom. Heading outside, a GATED DRIVEWAY offers ample parking, with the lawned gardens adjacent and running the full length of the garden. Various outbuildings and a brick built GARAGE can also be found.

LOCATION

Hethersett is a highly sought after village situated approximately six miles south of the city of Norwich, and three miles north of the popular market town of Wymondham. The village benefits from a range of recreational and shopping facilities, with a medical centre, dental surgery, library, post office and public house within proximity. Schools to suit all age groups and good transport services can also be found, whilst road links provide access to the A11, A47 and A140.

DIRECTIONS

You may wish to use your Sat-Nav (NR9 3EW), but to help you...Leave Norwich on the B1172 to Hethersett. Continue through the village until the turning for New

Road is on the right hand side. Take this turning and then the third right onto Mill Road. Turn right onto Park Drive, and first left onto Park Close, bearing to the right, into the cul-de-sac, where the property can be found straight ahead.

The property is approached via a gravelled front garden with low boundary wall, with a further gravelled drive leading to rear gated access.

Entrance door to:

SITING ROOM

18' 5" x 11' 5" Max (5.61m x 3.48m) Fitted carpet, radiator, window to front, television and telephone points, built-in storage cupboard, coved ceiling, doors to:

KITCHEN/DINING ROOM

21' 11" x 11' 5" Max (6.68m x 3.48m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl sink and drainer unit with mixer tap, space for Range Style electric or gas cooker, built-in eye level electric double oven, space for American style fridge/freezer, space for washing machine, space for dining table, tiled flooring, radiator, uPVC double glazed window to side, uPVC double glazed window to rear, uPVC double glazed door to side, wall mounted gas fired central heating boiler, built-in storage cupboard, smooth coved ceiling.

INNER HALL

Fitted carpet, coved ceiling with loft access hatch, doors to:

DOUBLE BEDROOM

12' 2" x 9' 9" (3.71m x 2.97m) Fitted carpet, radiator, uPVC double glazed window to rear, coved ceiling.

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with mixer tap and thermostatically controlled shower, tiled splash backs, shaver point, wall mounted vanity mirror, tiled effect flooring, uPVC obscure double glazed window to side.

DOUBLE BEDROOM

10' 2" x 9' 10" (3.1m x 3m) Fitted carpet, radiator, uPVC double glazed window to front, coved ceiling.

OUTSIDE

To the rear you will find a surprisingly spacious garden with generous gravel area for parking. A patio space and large lawned expanse completes the garden, with a mixture of various sized timber sheds.

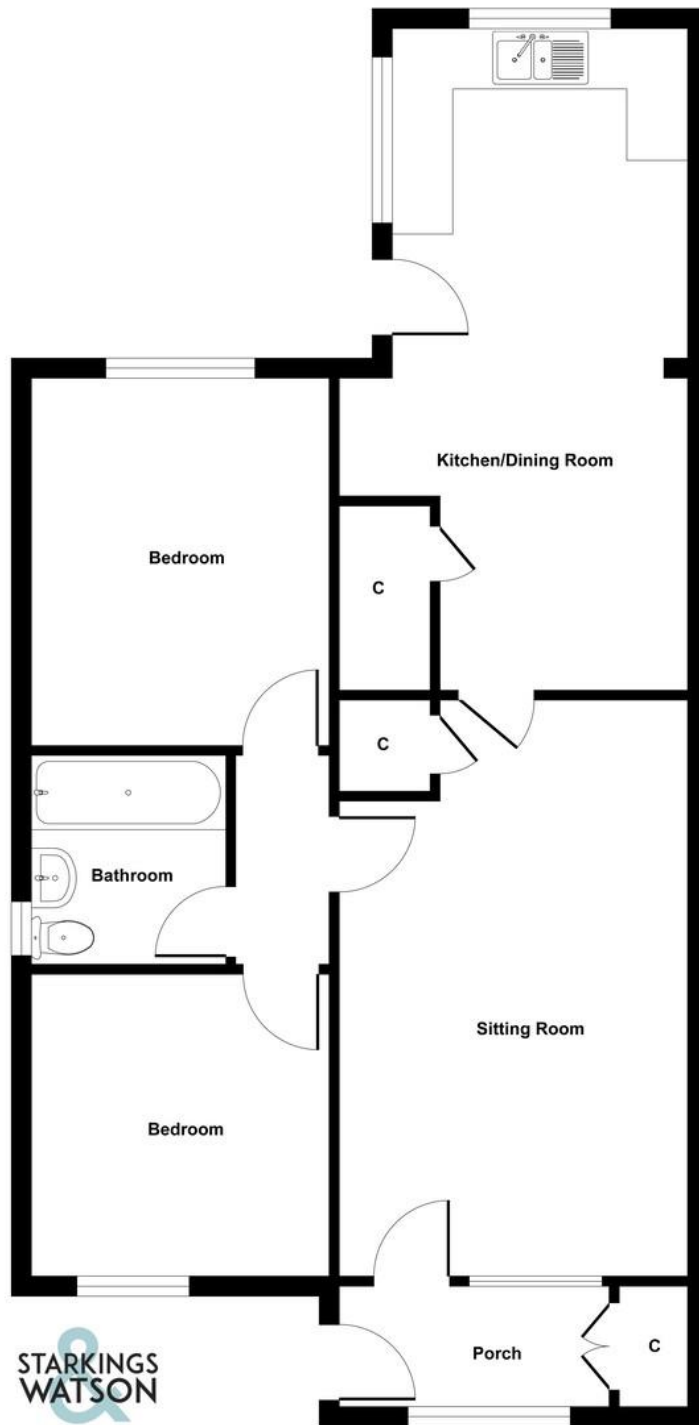
GARAGE

18' 11" x 9' (5.77m x 2.74m) Electric roller door to front, storage above, power and lighting.

AGENTS NOTE

The rear garden is currently held on two separate title deeds, with both included in the sale and transfer.





Floor Plan
 Approximate Floor Area
 807 sq. ft
 (74.97 sq. m)

Approx. Gross Internal Floor Area 807 sq. ft / 74.97 sq. m

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

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