



Richardson Crescent, Hethersett

Guide Price £400,000 - £425,000 Freehold

Energy Efficiency Rating : C

- ✓ Substantial Semi-Detached Bungalow
- ✓ Dining Room with Coffee Station
- ✓ Annexe Potential & Home Office
- ✓ Sitting Room Featuring a Fireplace
- ✓ High Gloss Kitchen with Drawers
- ✓ Four Double Bedrooms
- ✓ Contrasting Wall & Base Level Colours
- ✓ Parking, Garage & Gardens

**STARKINGS
& WATSON**

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



This delightful spot in HETHERSETT is home to over 1400 Sq ft of accommodation which has been UPDATED to the HIGHEST of SPECIFICATIONS. Totalling THREE buildings - a SEMI-DETACHED BUNGALOW which has been extended for OPEN PLAN LIVING, a one bedroom POTENTIAL ANNEXE BUILDING which could be used for a relative or a RENTAL OPPORTUNITY, and a FURTHER STUDIO/HOME OFFICE which is set to one corner of the tranquil gardens. The main property is laid out with an inner hall providing access to all FOUR DOUBLE BEDROOMS of which the main has an EN SUITE SHOWER ROOM. Further accommodation includes a family bathroom, SITTING ROOM with feature MARBLE FIREPLACE, dining area with built-in DINING TABLE, cabinets and work-surfaces creating a perfect 'COFFEE STATION'. The kitchen has INTEGRATED APPLIANCES including a range of WALL UNITS to the far end and space for an 'American' style fridge freezer. Parking is provided to the front of the GARAGE for two vehicles.

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 3HS), but to help you...Leave Norwich heading south on the A11. At the Thickthorn roundabout take the third exit signposted Hethersett, and take the second exit onto the B1172 Norwich Road. Continue along, almost exiting Hethersett and turn right on to New Road, and follow round almost all the way turning right onto Childs Road and then left onto Richardson Crescent where the property can be found at the end of the Cul-De-Sac.

The property is approached via gated access. Once within the grounds you follow a hard standing pathway to the rear of the property where you will find the main entrance door.

uPVC double glazed entrance door to:

KITCHEN/BREAKFAST ROOM

21' 6" x 7' 9" Max (6.55m x 2.36m) Fitted range of base level units with inset sink and drainer unit with mixer tap, marble counter tops, matching up-stands, inset electric hob, and extractor fan over, integrated dishwasher, space for American style fridge/freezer, space for washing machine, built-in breakfast bar, plinth level lighting, tiled flooring, radiator, uPVC double glazed window to rear, smooth coved ceiling, opening to:



DINING ROOM

15' 4" x 10' 11" Max (4.67m x 3.33m) Tiled flooring, vertical radiator, uPVC double glazed door to rear, smooth coved ceiling, doors to:

INNER HALL

Tiled flooring, smooth ceiling with recessed spotlights, door to:

SHOWER ROOM

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shower cubicle with twin head thermostatically controlled rainfall shower and glazed shower screen, aqua board splash backs, wall mounted vanity mirror, tiled flooring, vertical radiator, velux window to side, smooth coved ceiling with recessed spotlights.

SITTING ROOM

21' 6" x 10' 11" Max (6.55m x 3.33m) Cast iron multi-fuel burner set within a decorative fire place, Karndean flooring, vertical radiator, uPVC double glazed door to rear, television and telephone points, smooth coved ceiling with recessed spotlights, door to:

INNER HALL

Karndean flooring, smooth coved ceiling with sky light, doors to:

DOUBLE BEDROOM

11' 5" x 8' 11" Max (3.48m x 2.72m) Karndean flooring, radiator, uPVC double glazed window to rear, built-in storage cupboard, smooth coved ceiling.

DOUBLE BEDROOM

11' 5" x 8' 2" Max (3.48m x 2.49m) Karndean flooring, radiator, velux window to side, built-in storage cupboard, coved ceiling with recessed spotlights.

DOUBLE BEDROOM

12' 8" x 11' 2" Max (3.86m x 3.4m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling.

DOUBLE BEDROOM

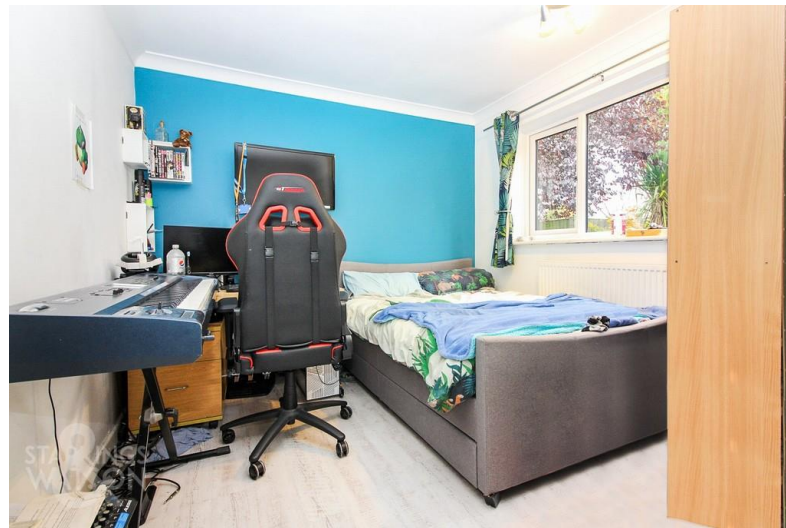
14' 2" x 10' 6" Max (4.32m x 3.2m) Karndean flooring, radiator, uPVC double glazed window to side, high level television point, smooth ceiling, door to:

EN SUITE

Three piece suite comprising low level W.C with hidden cistern, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, walk-in shower with thermostatically controlled rainfall shower and glazed shower screen, aqua board splash backs, wall mounted vanity mirror, tiled flooring, vertical radiator, velux window to side, smooth ceiling with recessed spotlights.







OUTSIDE

To the outside of the property you will find a beautiful, landscaped garden with two generous lawned areas, raised decking and patio space with timber pergola, along with a summer house/ home gym with bi folding doors. The garden benefits from a variety of mature shrubs and plants whilst being enclosed with timber panelled fencing.

POTENTIAL ANNEXE/HOME OFFICE

BEDROOM

20' 8" x 10' 2" Max (6.3m x 3.1m) Karndean flooring, wall mounted electric heater, uPVC double glazed window to side, velux window to side x5, television point, smooth vaulted ceiling, door to:

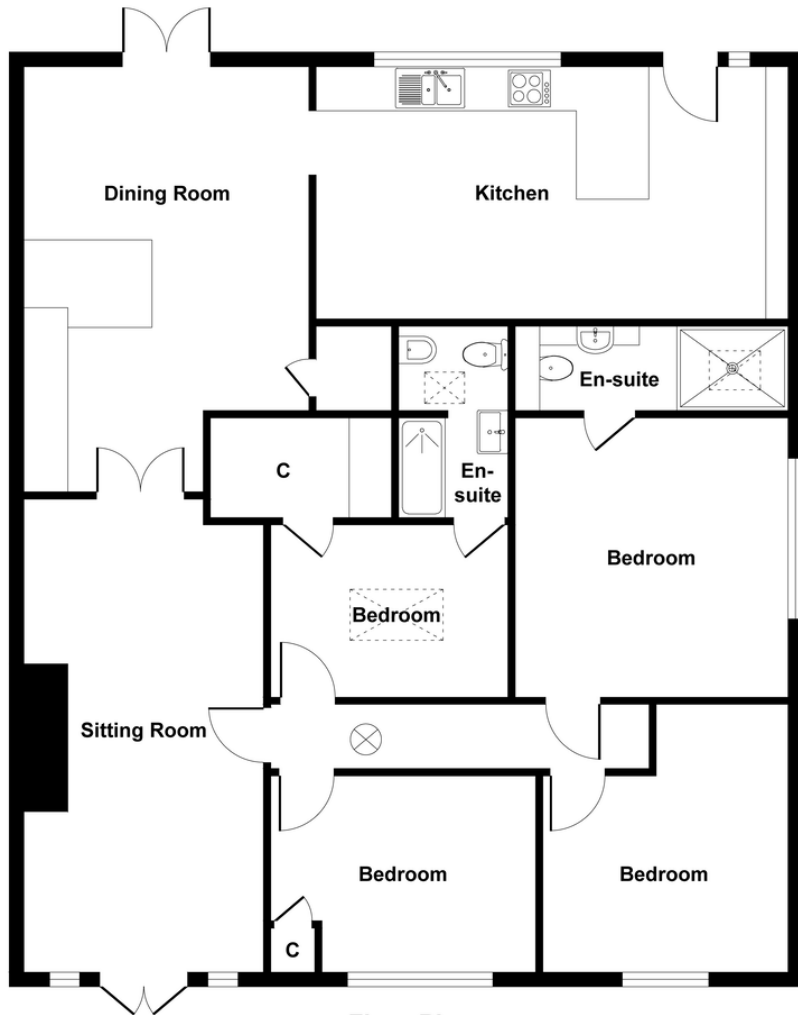
EN-SUITE

Three piece suite comprising low level W.C with hidden cistern, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shower cubicle with electric shower, aqua board splash backs, extractor fan, Karndean flooring, uPVC obscure double glazed window to side, smooth ceiling with recessed spotlights.

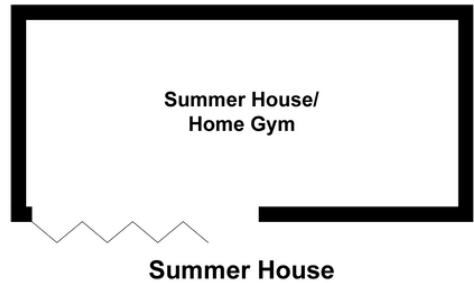
GARAGE

16' 2" x 12' 7" Max (4.93m x 3.84m) Up and over door to front, window to side, door to side, power and lighting.

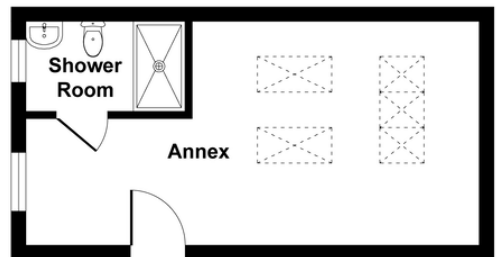




Floor Plan
Approximate Floor Area
1433 sq. ft
(133.13 sq. m)



Summer House



Annex
Approximate Floor Area
210 sq. ft
(19.50 sq. m)



Approx. Gross Internal Floor Area 1433 sq. ft / 133.13 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