



Lynch Green, Hethersett, Norwich

Guide Price £375,000 - £385,000 Freehold

Energy Efficiency Rating : C

- ✓ Detached Character Cottage
- ✓ Central Village Location
- ✓ Period Features Throughout
- ✓ Main Reception with Wood Burner
- ✓ 17' Kitchen/Dining Room with Pantry
- ✓ Ground Floor Bedroom with En-Suite
- ✓ Two Further Bedrooms & Bathroom
- ✓ Garage with Gardens Front & Rear

**STARKINGS  
& WATSON**

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



MOTIVATED VENDOR! This DETACHED PERIOD COTTAGE located in the HEART of the SOUGHT AFTER VILLAGE of HETHERSETT close to WYMONDHAM and NORWICH offers period features throughout including stripped wood floors, exposed timber beams and a wood burner to the main reception room. Entering via the porch entrance you will find the first main reception leading to the inner hallway, you will then find a 17' kitchen/dining room with pantry beyond. Leading off the inner hallway you will find the GROUND FLOOR BEDROOM with en-suite shower room and DRESSING ROOM. On the first floor off landing there are TWO CHARACTERFUL DOUBLE BEDROOMS and a STYLISH family bathroom. Externally there are private gardens to the front and rear, ample off road parking and a DETACHED GARAGE. The property benefits from its FLEXIBLE INTERNAL LAYOUT which could be used in a number of ways and is finished with GAS FIRED central heating.

#### 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 3JT), but to help you....From Gt Melton Road, turn into Henstead Road. Turn left at St Remegius' church hall and the property is immediately on the left-hand side on the corner of Lynch Green.

The property is approached via secure gated access and leads onto a spacious brick-weave driveway providing ample off-road parking for 3/4 vehicles with an electric car charging point.

Entrance door to:

#### ENTRANCE PORCH

uPVC double glazed window to side, smooth vaulted ceiling, door to:



### SITTING ROOM

11' 10" x 10' 8" Max (3.61m x 3.25m) Cast iron wood burner set within a decorative fire place, fitted carpet, radiator, uPVC double glazed window to front, uPVC double glazed window to side, television and telephone points, built-in storage cupboard, smooth ceiling, door to:

### INNER HALL

Fitted carpet, radiator, stairs to first floor landing, range of built in storage.

### KITCHEN

17' x 9' 9" Max (5.18m x 2.97m) Fitted range of base level units with solid wood work surfaces and inset sink and drainer unit with mixer tap, tiled splash backs, space for Range Style electric or gas cooker, space for fridge, space for dishwasher, space for washing machine, wood flooring, radiator, uPVC double glazed window to side, uPVC double glazed window to rear, velux window to rear x3, uPVC double glazed door to side, smooth ceiling with recessed spotlights, opening to utility space.

### DOUBLE BEDROOM

12' x 10' 8" Max (3.66m x 3.25m) Fitted carpet, radiator, uPVC double glazed window to front x2, smooth ceiling, opening to:

### DRESSING ROOM

6' 3" x 5' 3" Max (1.91m x 1.6m) Fitted carpet, uPVC double glazed window to front, built-in double wardrobe, smooth ceiling, door to:

### EN SUITE

Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, shower cubicle with thermostatically controlled shower, tiled walls, shaver point, extractor fan, vinyl flooring, vertical radiator, uPVC double glazed window to rear, wall mounted oil fired central heating boiler, smooth ceiling.

### STAIRS TO FIRST FLOOR LANDING

Wood flooring, radiator, uPVC double glazed window to rear, smooth ceiling, doors to:

### DOUBLE BEDROOM

11' 10" x 11' 4" Max (3.61m x 3.45m) Fitted carpet, radiator, uPVC double glazed window to front, smooth ceiling.







### **DOUBLE BEDROOM**

12' 2" x 11' Max (3.71m x 3.35m) Fitted carpet, radiator, uPVC double glazed window to front, smooth ceiling with loft access hatch.

### **FAMILY BATHROOM**

Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, free standing rolled top bath with mixer shower tap, tiled walls, tiled flooring, vertical radiator, uPVC double glazed window to rear, smooth ceiling with exposed timber beams.

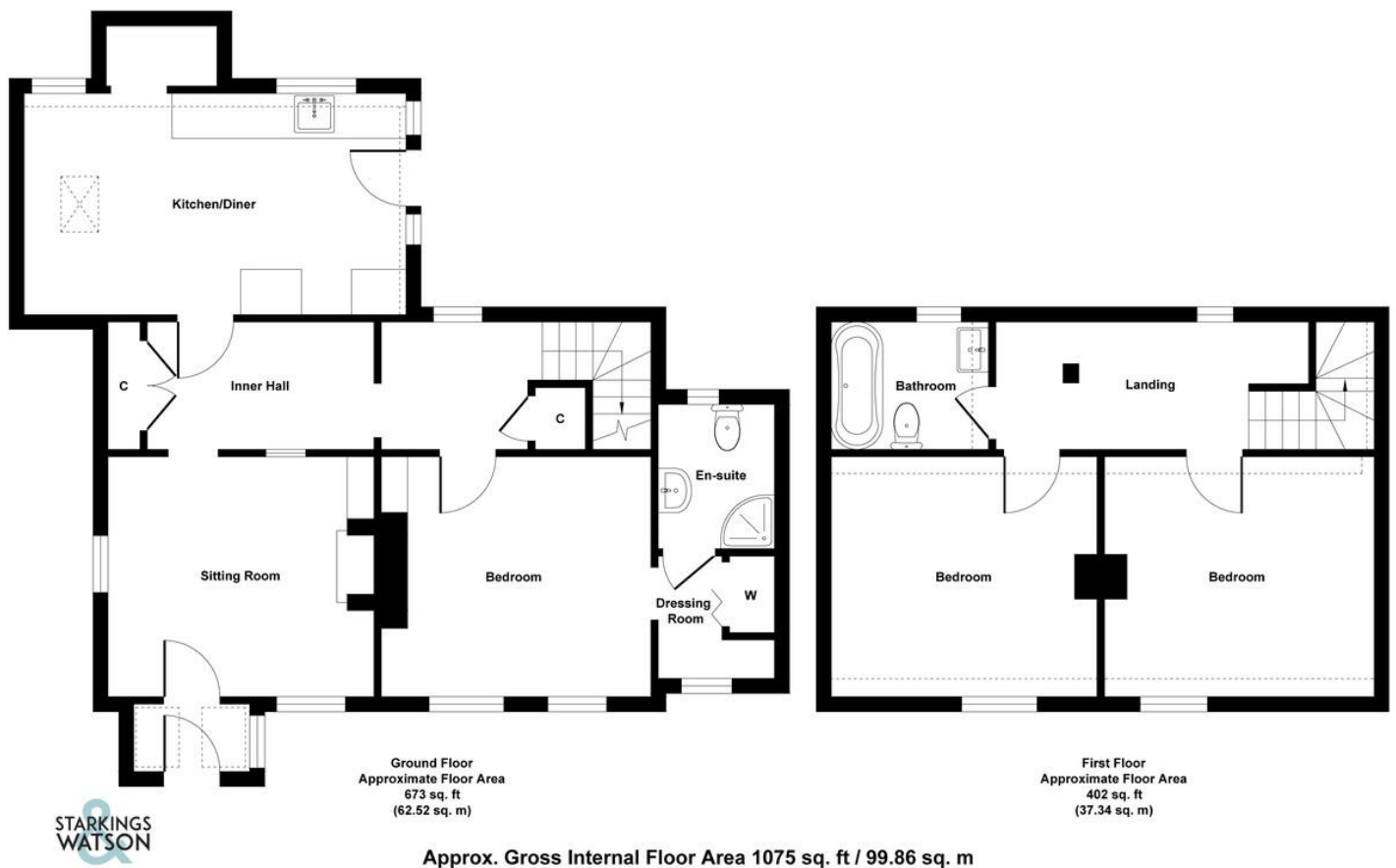
### **OUTSIDE**

The property boasts two outside spaces, a private courtyard garden to the rear of the property ideal for entertaining and alfresco dining as well as a spacious lawned garden which is walled in to the front ideal for the all the family. The front garden also houses the detached brick built garage and to the side of the garage there are mature shrub borders and a mature tree and storage shed to the rear. You will also find gated access leading to the rear of the property.

### **GARAGE**

17' 9" x 8' 10" (5.41m x 2.69m) Electric up and over door to front, storage above, power and lighting.





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