

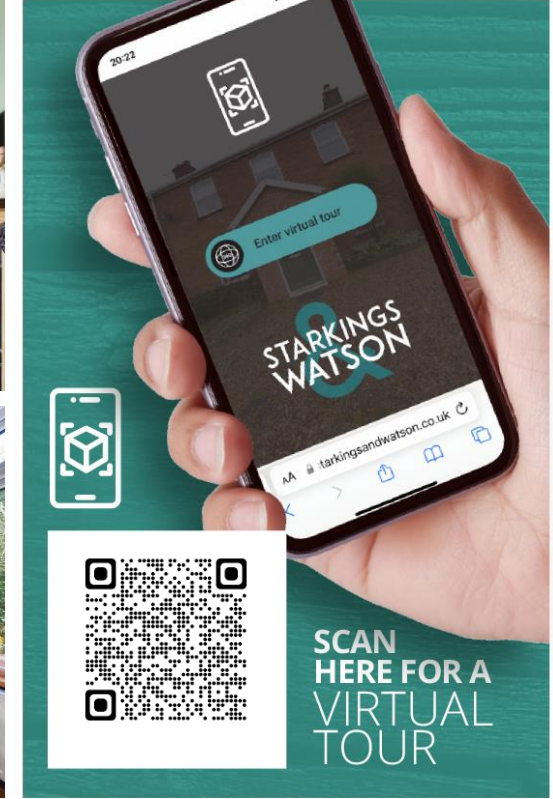
KETTS OAK

# Hethersett, Norwich NR9 3DJ

Freehold | Energy Efficiency Rating : G

To arrange an accompanied viewing please pop in or call us on 01953 438838

# FOR SALE PROPERTY



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# STARKINGS & WATSON



- Semi-Detached Home
- Wonderful Character Features
- Scope to Extend (stp) or Re-model
- Period Fireplace in Sitting Room
- Kitchen/Dining Room with French Doors
- Three Bedrooms
- Approx. 200ft Plot (stms)
- Parking & Timber Clad Garage

### IN SUMMARY

VENDOR HAS FOUND! FANTASTIC GARDENS to REAR and a plot in total which runs for over 200ft (stms). This SEMI-DETACHED HOME has a wonderful CHARACTER FEEL which is blended with PERIOD FEATURES and finished with some MODERN UPGRADES including uPVC double glazing. The property has been FULLY RENOVATED which includes the PLUMBING, plastering and ELECTRICS, ensuring you can MOVE STRAIGHT IN. The accommodation is laid out with a SITTING ROOM, utility room, KITCHEN/DINING ROOM all accessed off the ENTRANCE HALL. Upstairs THREE BEDROOMS are off the landing together with a FAMILY BATHROOM, finished with a ROLLED TOPPED BATH.

### SETTING THE SCENE

Set back from the road and approached via a shingle driveway which provides ample parking for multiple vehicles, access to the main property and alongside the garden to the rear.

### THE GRAND TOUR

This home is finished with wonderful character and period features which blend perfectly with the colour scheme which has been added by the vendor. Stepping into the entrance hall, there is a wonderful stripped wood flooring, timber stairs with under stairs seating area and doors into all the ground floor rooms. To your right, the sitting room has a period fireplace with a timber surround and open fire, further stripped wood flooring, but with modern additions, including a uPVC double glazed window to front. As you continue through the entrance hall, on the left hand side there is a door to the utility room, which houses the functional aspects of this home. This includes the wall mounted gas fired combi boiler and a tumble dryer for laundry. The kitchen has a very traditional farmhouse feel with cabinets at low level topped with solid woodwork surfaces and a space left for a 'Rangemaster' style oven and extractor fan. There is also room for an island or dining table to be placed in the middle with a wonderful view through the French doors which face to the rear. Heading upstairs, the wood flooring continues onto the landing with wood architrave and three bedrooms accessed off the landing, two of the bedrooms are double and a third would make a perfect home office/study all serviced by a family bathroom with a modern three-piece suite.

### THE GREAT OUTDOORS

The garden has been separated into sections with foliage running across the plot. Immediately outside the property there is an area of lawn which could be



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landscaped into a patio or for plantings. There is a timber clad garage and an archway leading to the second area of garden which is where you find the vegetable patch and fruit trees. The end of the garden is accessed over a small pond and foot bridge which leads to the patio with space for a table set.

#### OUT & ABOUT

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.

#### FIND US

Postcode : NR9 3DJ

What3Words : ///grows.scenes.correctly

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

Price:



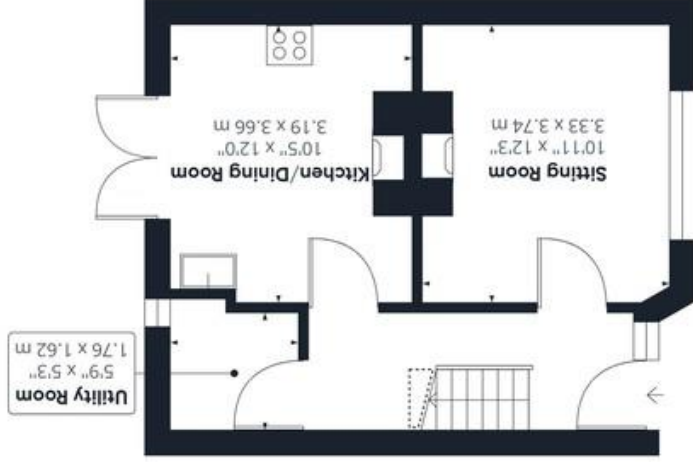
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Floor 1



Ground Floor

GIRAFFE360  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced bedroom (below 1.5m<sup>2</sup>/4.92ft<sup>2</sup>)

(1) Excluding balconies and terraces

Approximate total area<sup>(1)</sup>  
 720.94 ft<sup>2</sup>  
 66.98 m<sup>2</sup>  
 Reduced bedroom  
 0.00 ft<sup>2</sup>  
 0.00 m<sup>2</sup>

HYBRID ESTATE AGENTS

