

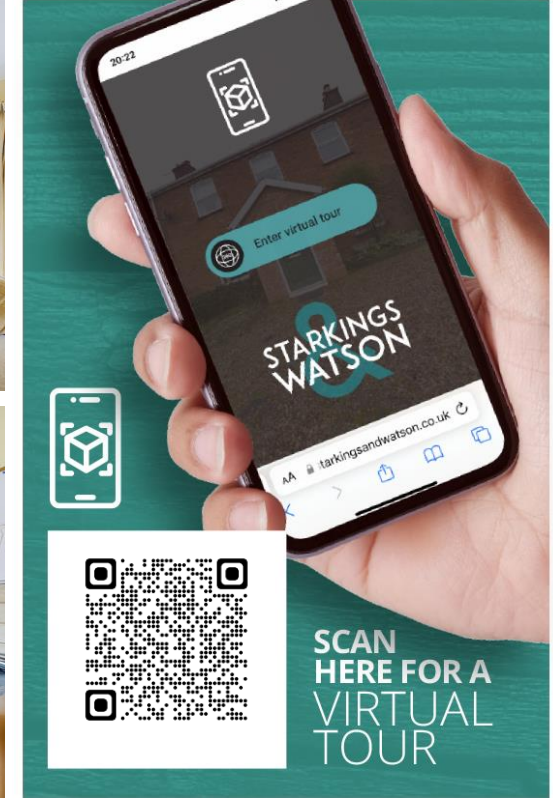
ST. JOHNS CLOSE

# Hethersett, Norwich NR9 3DQ

Freehold | Energy Efficiency Rating : TBC

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

# FOR SALE PROPERTY



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- Detached Family Home
- Flexible & Versatile Layout
- Over 1600 Sq. ft (stms) of Accommodation
- Three Reception Rooms & Conservatory
- Fitted Kitchen
- Four Double Bedrooms
- Family Bathroom with Shower
- Private & Established Gardens

### IN SUMMARY

Occupying a POPULAR and ESTABLISHED LOCATION, this detached family home has been EXTENDED over the years, offering over 1600 Sq. ft (stms) of accommodation, including a FLEXIBLE and VERSATILE LAYOUT. The GARDENS are well established and private, with ample PARKING and a GARAGE to front. Finished with uPVC double glazing and gas fired CENTRAL HEATING, the accommodation includes a hall entrance, 19' sitting room, 10' dining room, CONSERVATORY, useful FAMILY AREA which could be a study or further dining space, W.C, and 13' KITCHEN. Upstairs, FOUR SPACIOUS BEDROOMS lead off the landing, including the 15' PRINCIPAL BEDROOM. A family bathroom with SEPARATE SHOWER serves the bedrooms. HUGE POTENTIAL still exists to EXTEND FURTHER or RE-MODEL the existing layout (stp).

### SETTING THE SCENE

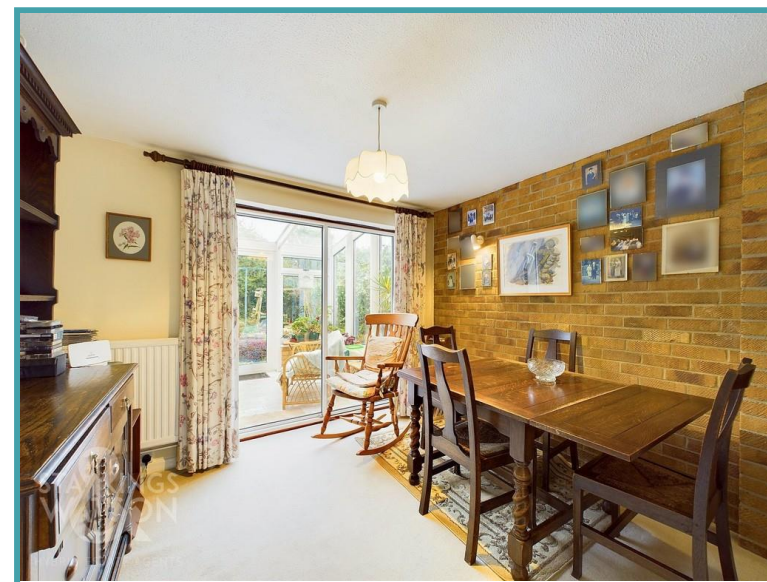
Situated on a quiet cul-de-sac with similar properties close by, this family home is set back from the road, with a sizeable hard standing driveway, and lawned

frontage with planted borders and mature tree.

Access leads to the main property and garage, whilst gated access leads to the rear garden.

### THE GRAND TOUR

The uPVC double glazed entrance door leads into the hall entrance, with fitted carpet under foot and a useful built-in cloaks storage cupboard to one side. Straight ahead the formal dining room can be found, with a feature exposed brick wall, fitted carpet and sliding patio doors which flood the room with natural light. The conservatory beyond extends the living space, whilst boasting attractive views of the garden, and allowing a loop via a side door into the main sitting room. Once again flooded with natural light, full height windows and sliding patio doors line the rear wall, with a feature fireplace opposite, and double doors into the family area. Creating an open plan feel, this versatile room could be a study, dining area or ideal playroom, with the stairs leading to the first floor and storage found below. Back into the entrance hall, a door leads off to the W.C, complete with tiled splash backs and flooring. Lastly, the kitchen offers a wide range of storage, with an inset gas hob and built-in eye level electric double oven. Space is provided for various white goods, whilst tiled splash backs run around the work surfaces, and a window faces to front offering attractive garden views. Heading upstairs, the carpeted landing provides doors to all four double bedrooms - complete with uPVC double glazing and radiators. The family bathroom serves the bedrooms, with a three piece suite including a shower over the bath,



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and a range of storage.

### THE GREAT OUTDOORS

The rear garden is a picture of colour, centred on a lawned expanse, with planted borders to all sides. A patio sits in the right hand corner, with a variety of trees, shrubbery and hedging. Access leads to the garage, and to the side access. The garage is finished with an up and over door to front, door to rear, power and lighting.

### 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 3DQ

What3Words : ///tells.rigs.taking

### 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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**GIRAFFE 360**

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

(1) Excluding balconies and terraces.

Approximate total area<sup>m</sup>  
1619.91 ft<sup>2</sup>  
150.49 m<sup>2</sup>