



Fairfield
Station Lane | Hethersett | Norfolk | NR9 3AX

FINE & COUNTRY

BEST OF BOTH WORLDS



“Embrace country life, with a large garden and beautiful farmland views – around fifteen minutes from the centre of Norwich.

You won't find a better place than this in which to enjoy the best of both worlds.

Near to the hospital, university, major roads and transport links,
you're surrounded by open countryside and you feel as though you're in the middle of nowhere.

A fabulous family home with plenty to attract a keen gardener,
plus a lovely studio, this is a real gem.”



KEY FEATURES

- An Immaculate and Spacious Property with Farmland Views in the Sought After Village of Hethersett
- Four Bedrooms; Three Bath/Shower Rooms
- The Principal Bedroom benefits from a Walk-In Wardrobe, En-Suite and Access to a Balcony
- Spacious Sitting Room with Log Burner and Large Glass Doors overlooking the Garden
- Garden Room with Feature Fireplace and Large Bay Window
- Kitchen/Dining Room with Separate Utility Room and WC
- Large Garden with Insulated Summerhouse/Studio/Home Office
- Vegetable Garden with Raised Beds and Greenhouses; Garden Irrigation with Lawn Pop-Ups and Stand Pipe Irrigation in All Borders
- Double Garage with Electric Door, Electric Gated Large Driveway providing Plenty of Parking
- The Accommodation extends to 2,656sq.ft
- Energy Rating: D

On the outskirts of the popular village of Hethersett, walking distance from schools and amenities, with a farm shop just a stone's throw from your front door, you can benefit from village life and access to the city here, yet it feels like you're in your very own world. Recently renovated, this house is waiting for its new owners to enjoy everything on offer here – and that's a lot!

Meeting Every Need

This is a very special place indeed. From the road, it's tucked away and looks rather modest, but step inside and you'll soon see there's far more here than first meets the eye. The property has been in the same family for decades and the current owners took it on around 12 years ago, upgrading and improving it to an incredibly high standard and creating their dream home in the process. Immaculate and spacious, this is a home with enormous appeal, whether you have a large family, love entertaining, you're a keen gardener, a birdwatcher, or you're someone looking for a hobby space or wanting to work from home. You can have all this and more right here.

Rooms With A View

The rooms here are such a good size and enormously versatile. The owners have a large family and love to entertain and you have several options to choose from. The magnificent kitchen is sleek and contemporary yet warm and welcoming and has seating around the breakfast bar, as well as plenty of space for dining and a sofa. Doors lead out to a sheltered patio to the east, which is the perfect spot for a morning cuppa or breakfast in the garden.





KEY FEATURES

The main sitting room can be found at the far end of the house, complete with a chic Scandi-style log burner. There are bifold doors to the south, framing those marvellous views and allowing the light to pour in. At the centre of the property is another fabulous space – a garden room with a large west-facing bay window. There are double doors on each side of the room and a drinks cabinet for social occasions. This would also be great as a playroom for younger children as you can easily keep an eye on what's going on in here from the kitchen or the sitting room. Upstairs, the principal suite steals the show. With a walk-in wardrobe, further built-in storage, plus a luxurious bathroom with a separate shower, it's a relaxing retreat all by itself, but the icing on the cake is the private balcony. The wall of glazing frames a stunning and eye-catching outlook, while the sheltered nature of the balcony and the south-facing orientation mean you can use it for much of the year. You're totally private out here – it feels like you're in your very own corner of the Norfolk countryside.

Open Countryside, Open Space

Wherever you are here, you look out over the garden and you can see the fields beyond, so you have a wonderful outlook throughout the seasons. The owners have bird feeders dotted around the garden, so there's always a visitor to watch, either from the house or from the large raised terrace that offers the perfect vantage point to take it all in. The owners are keen gardeners, as were their relatives before them, and the garden has been beautifully landscaped to offer plenty of interest throughout the year. One of the owners loves to grow his own and there are ten different types of fruit trees and bushes here, as well as large greenhouses and raised beds, so if you've always wanted to live the good life, this is your chance! The other owner is creative and has the summerhouse as her studio. Fully insulated, with power and light, you can use it throughout the year, so it could also be a home office. With all this on offer, you won't want to leave the property, but when you do need to head out, everything is within very easy reach here. The village has both a primary and secondary school, a farm shop, supermarket, park, pub and more, all within walking distance. Norwich is just a five-minute drive in the other direction, so you couldn't get any closer to the city whilst living in the country.

































INFORMATION



On The Doorstep

The property is situated on the outskirts of Hethersett, which has a wide variety of amenities including shops, two pubs, three schools, a church, doctor's and dentists along with a park and ride service taking you into Norwich. The centre of Norwich is around 15 minutes away and the village is on a bus route to the railway station in the city. It is also just 1 mile each from the A11 and the A47. From Hethersett there is easy access to the nearby market town of Wymondham with trains to Cambridge and London. Local schools include Hethersett High School, Hethersett Old Hall, Wymondham High and Wymondham College.

How Far Is It To?

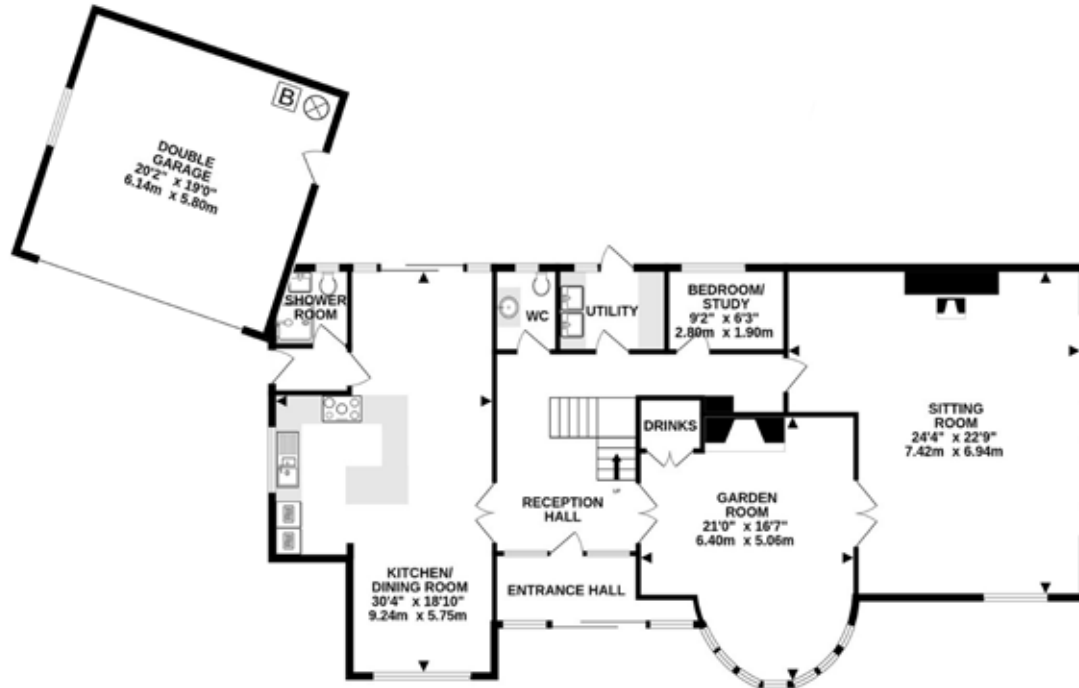
Hethersett is just 5 miles from the centre of the city with its main line rail link to London Liverpool Street and an International Airport. It also has great access to the Norfolk and Norwich University Hospital, the University of East Anglia and the county's road network, being close to the A47 with its links to Kings Lynn and onwards to Lincolnshire, The Broads and the East Coast. The A11 of course gives great access to Newmarket (45 miles), Cambridge (65 miles) and onwards to London.

Directions

Leave Norwich on the Newmarket Road, upon reaching the Thicket roundabout take the B1172 Hethersett exit. Continue straight to stay on Norwich Road/B1172. At the roundabout take the 2nd exit and stay on Norwich Road/B1172. Turn left onto Station Lane and the property will be found on the left hand side.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage
Mobile Phone Signal - varies depending on network provider
Fast Broadband Available - current provider TalkTalk
For mobile and broadband - please see www.checker.ofcom.org.uk
South Norfolk District Council - Council Tax Band F
Freehold



GROUND FLOOR
1623 sq.ft. (150.7 sq.m.) approx.

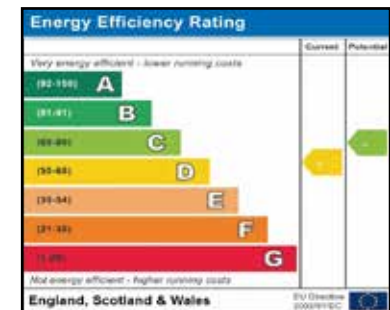


1ST FLOOR
1033 sq.ft. (95.9 sq.m.) approx.

FLOOR AREA (EXCLUDING GARAGE) : 2656 sq.ft. (246.6 sq.m.) approx.
TOTAL FLOOR AREA : 3038 sq.ft. (282.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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