

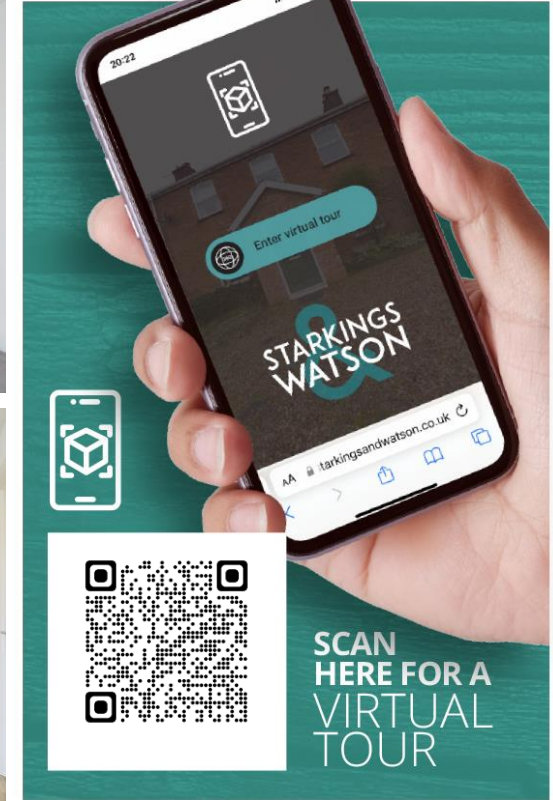
HARE CRESCENT

# Hethersett, Norwich NR9 3RQ

Freehold | Energy Efficiency Rating : B

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

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# STARKINGS & WATSON

- Semi-Detached Home Packed with Extras
- Overlooking Green Space
- Immaculate Dual Aspect Kitchen/Dining Room
- Sitting Room with French Doors
- Utility Room & Cloakroom
- Three Spacious Bedrooms
- En Suite & Family Bathroom
- Tandem Driveway & Lawn Garden

### IN SUMMARY

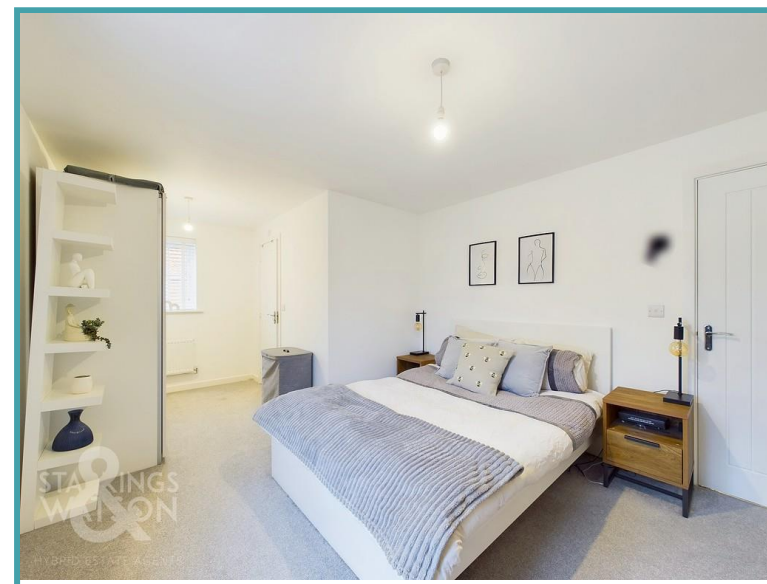
With a WEALTH of UPGRADES included when first built in 2021, this semi-detached home is presented in immaculate condition, with a corner plot enjoying VIEWS over GREEN SPACE. The SOUTH FACING GARDENS run alongside the tandem driveway parking, enclosed and laid to lawn. Inside, the accommodation extends to over 930 Sq. ft (stms), with the ground floor featuring a hall entrance, leading to the 18' SITTING ROOM and 18' KITCHEN/DINING ROOM with a dual aspect. The UTILITY ROOM leads off, with a W.C tucked away. Upstairs, THREE BEDROOMS lead off the landing, including the main bedroom with an EN SUITE SHOWER ROOM featuring a RAINFALL SHOWER, and further family bathroom - both with HEATED TOWEL RAILS.

### SETTING THE SCENE

Occupying a corner plot, lawned gardens run around the front and side, with the tandem driveway sitting to the right. Views can be enjoyed across the open green space, whilst similar properties can be found opposite and adjoining.

### THE GRAND TOUR

Heading inside the hall entrance is complete with wood effect flooring and the electric fuse box. Stairs rise straight ahead, and doors lead to the two main living spaces. To your right, the sitting room is dual aspect with a window to front and French doors onto the garden, whilst being finished with a neutral décor and fitted carpet. Opposite, the kitchen/dining room is a similar size, with an immaculate and contemporary feel, flooded with natural light with three windows to front and side. Wood effect flooring runs under foot, with a U-shape arrangement of kitchen units, including integrated cooking appliances and a dishwasher, whilst space is provided for a fridge/freezer. Part of the kitchen work surfaces creates a breakfast bar, whilst a cupboard is tucked away behind the kitchen door. The utility room is found to the rear, with further kitchen units and space for laundry appliances. A further door leads to the cloakroom, with a two piece suite and tiled splash back. Heading upstairs, the landing offers a spacious feel and has been dressed to impress, with doors leading to three bedrooms. All light, bright and inviting, the main bedroom is a particular feature given its size and dual aspect. A door leads into the en suite shower room, with a three piece suite, tiled splash backs and twin head thermostatically controlled rainfall shower. The family bathroom is a similar style, incorporating tiled splash backs and a heated towel rail.



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### THE GREAT OUTDOORS

The rear garden is fully enclosed with timber panelled fencing and complete with a main lawned expanse. A patio extends from the sitting room French doors, with outside power and lighting installed.

### 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 3RQ

What3Words : ///victory.sprayer.confident

### VIRTUAL TOUR

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

### AGENTS NOTE

An annual charge is applicable for the upkeep of the communal green space on the development.

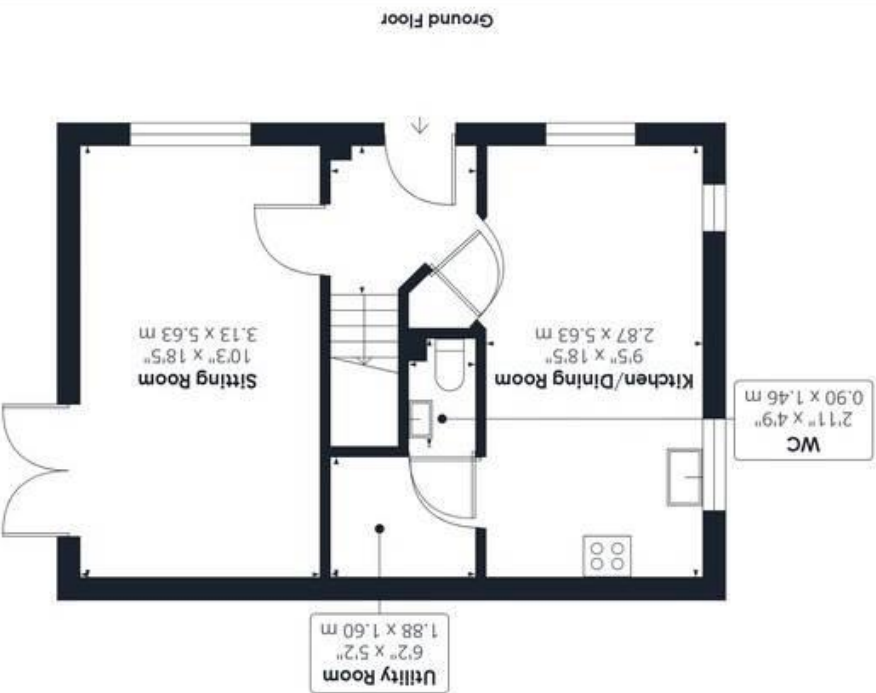
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential 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>**

937.86 ft<sup>2</sup>  
87.13 m<sup>2</sup>

