

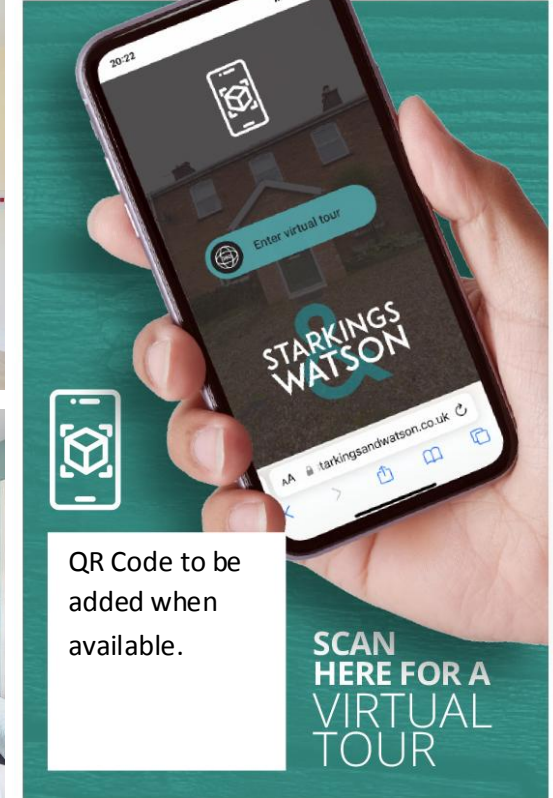
GREAT MELTON ROAD

Hethersett, Norwich NR9 3HB

Freehold | Energy Efficiency Rating : B

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

FOR SALE PROPERTY



QR Code to be added when available.

SCAN HERE FOR A VIRTUAL TOUR



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



- Detached Family Home
- Recently Built to a High Spec
- Kitchen/Dining Room with Utility Space
- Feature Full Height Entrance Hallway
- Four Ample Bedrooms & Two Bathrooms
- Landscaped Rear Gardens & Driveway Parking
- Double Garage with Converted Studio
- Popular Village Location

IN SUMMARY

Located in the sought after village of HETHERSETT on the fringes of the villages you will find this executive style DETACHED FAMILY HOME presented in IMMACULATE ORDER and recently built with remaining NHBC warranties. The house itself including the external studio extends to approximately 1260 SQFT (stms) with a 20' KITCHEN/DINING ROOM opening onto the rear garden as well as separate sitting room, feature entrance hallway, w/c, FOUR AMPLE BEDROOMS and TWO BATHROOMS. Externally there are nicely landscaped rear gardens with access to the external studio currently used as a salon/office space. There is then the remaining space from the double garage as well as large double sized DRIVEWAY providing plenty of parking and an EV charging point.

SETTING THE SCENE

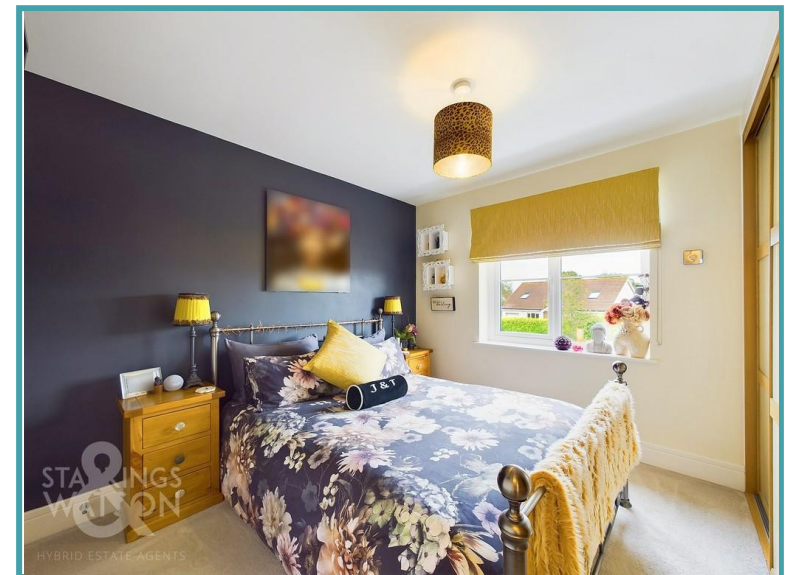
Approached via a small cul-de-sac off Great Melton Road there is a double sized driveway to the side of the house with double garage that has been partially converted. To the front there is an enclosed front garden enclosed with a low level hedge with pathway to the main entrance door to the front.

THE GRAND TOUR

Entering via the main entrance door to the front you will find a feature hallway with full height ceiling as well as large understairs cupboard with plenty of storage. From the hallway you will find doors either side to both reception spaces. To the left is the main sitting room with a tiled floor and doors out onto the rear garden as well as offering a triple aspect. An internal door leads to the rear hallway with a w/c and access to the large understairs cupboard. There are also stairs to the first floor landing and access to the kitchen/dining room. The same tiled flooring runs throughout into the kitchen and you will find space for dining table and large built in storage cupboard with doors onto the rear garden. The kitchen area which is open plan offers a range of fitted gloss units with solid worktops over as well as eye level oven and microwave with gas hob. There is also a fridge/freezer and dishwasher. Heading up to the first floor landing there is a real sense of light and space due to the design and layout, whilst you will also find a fitted cupboard as well as loft hatch access to a part-boarded loft with pull-down ladder. There are four bedrooms and two bathrooms off the landing. To the front there are two double bedrooms both with fitted wardrobes with the main bedroom benefiting from an en-suite shower room. There are then two further bedrooms to the rear as well as the family bathroom with a shower over the bath.

THE GREAT OUTDOORS

Firstly the double garage which has been partially converted to the rear currently used as a home office/studio and features up and over doors to the



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



front, light and power, plus an electric car charging point. A gate off the driveway leads through to the rear garden which is mainly laid to lawn with planting flower bed borders, plus a paved terrace leading from the rear of the house with paved pathway leading to another patio at the bottom of the garden, both ideal for seating and entertaining. Behind the garage is also a raised planting bed.

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 3HB

What3Words : ///dorms.recipient.ending

VIRTUAL TOUR

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

AGENTS NOTE

Buyers are advised there is a communal charge of approx. £230 PA for the upkeep of communal areas.

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



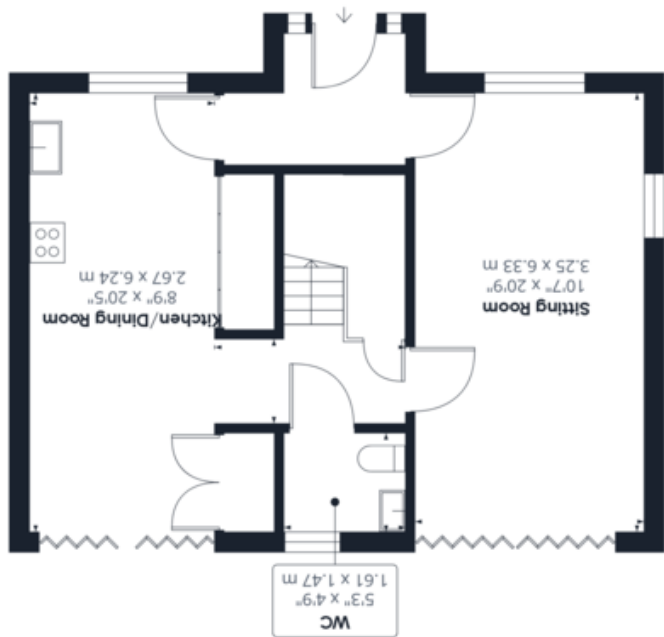
For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk

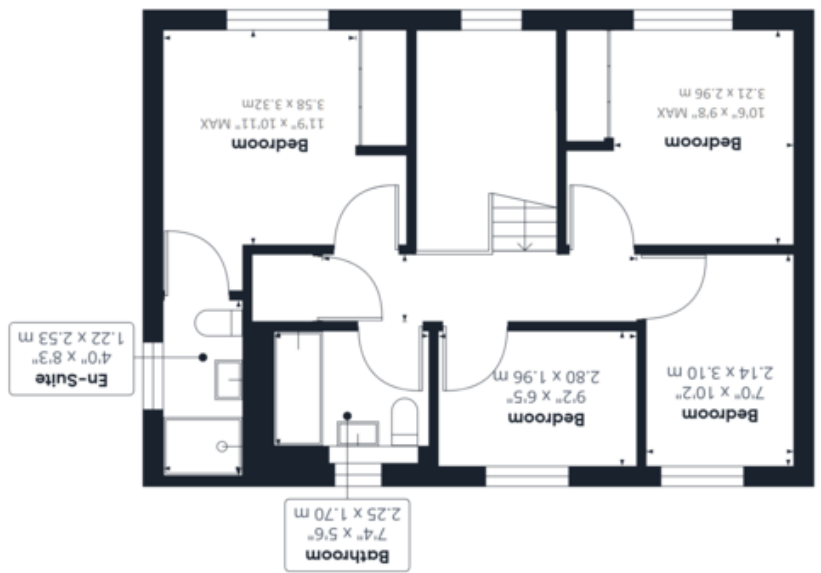
Ground Floor Building 2



Ground Floor Building 1



Floor 1 Building 1



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^m
1268.11 ft²
117.81 m²

