



Birch Road, Hethersett - NR9 3QH

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HYBRID ESTATE AGENTS



Birch Road

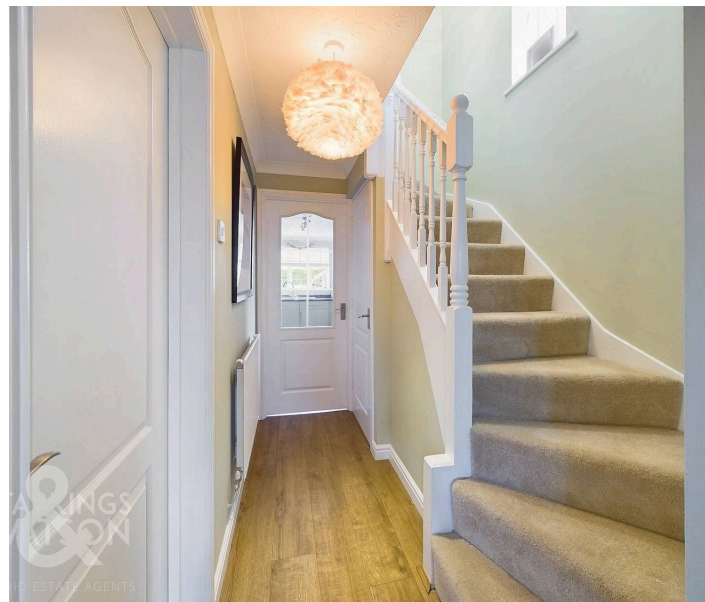
Hethersett, Norwich

Located at the end of a QUIET CUL-DE-SAC in the village of HETHERSETT you will find this IMMACULATELY PRESENTED DETACHED FAMILY HOME offering a flexible layout extending to approximately 1000 SQFT (stms). To the front you will find a DRIVEWAY providing ample parking as well as a single garage. The garden to the rear is SUNNY and SOUTH FACING offering a good degree of privacy. Internally, there is an entrance hallway with W/C, main BAY FRONTED sitting room with a modern WOODBURNER as well as a SEPARATE DINING ROOM to the rear. Off the dining room is a well fitted kitchen with space for white goods. Heading upstairs there are THREE OR FOUR BEDROOMS depending on preference. The rear bedroom has been enlarged incorporating the smallest fourth bedroom but could easily be turned back into a fourth bed if required. There is also a family bathroom and EN-SUITE shower room in addition.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Detached Family Home
- Cul-De-Sac Location
- Popular Village Close To Norwich
- Presented In Excellent Order
- Sitting Room With Woodburner & Separate Dining Room
- Three / Four Bedrooms Depending On Preference
- Private South Facing Garden
- Driveway Parking & Garage

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.

SETTING THE SCENE

Approached via the cul-de-sac tucked up the corner you will find a hard standing driveway to the side of the house leading to the single garage. The driveway provides plenty of parking with a side door into the kitchen and a main front door into the entrance hallway. To the front there is also a lawned garden with tree.



THE GRAND TOUR

Entering via the main entrance door to the front you will find a welcoming entrance hallway with w/c to the right, stairs leading to the first floor landing and understairs storage cupboard. Also to the left of the hallway is the main bay fronted sitting room offering plenty of natural light with built in shutters as well as a modern wood burning stove. There are double doors leading through to the separate dining room to the rear with sliding doors onto the rear garden. Off the dining room you will find the modern kitchen which has a range of well fitted units with rolled edge worktops over space for white goods as well as integrated electric oven and gas hob. There is also a side door to the driveway. Heading upstairs to the first floor landing, you'll find a built in airing cupboard as well as loft hatch access. To the front of the house there are two bedrooms, the first of which is a comfortable single room with fitted storage. There is also the main double bedroom adjacent which offers double built in wardrobes and an en-suite shower room. The family bathroom, also found off the landing, is fully tiled with a shaped panelled bath and shower over. The bedroom to the rear was previously two bedrooms and has now been incorporated into one large bedroom, but could easily be reversed into two separate bedrooms if required. There are also double fitted wardrobes within this bedroom.

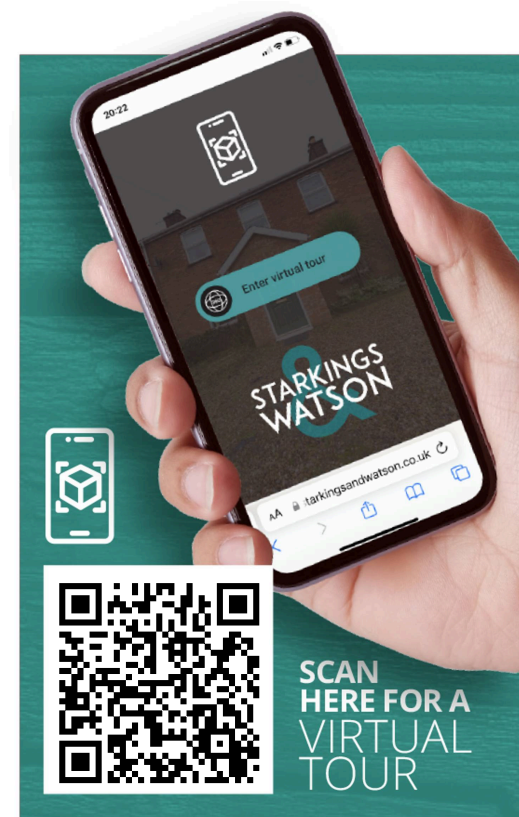
FIND US

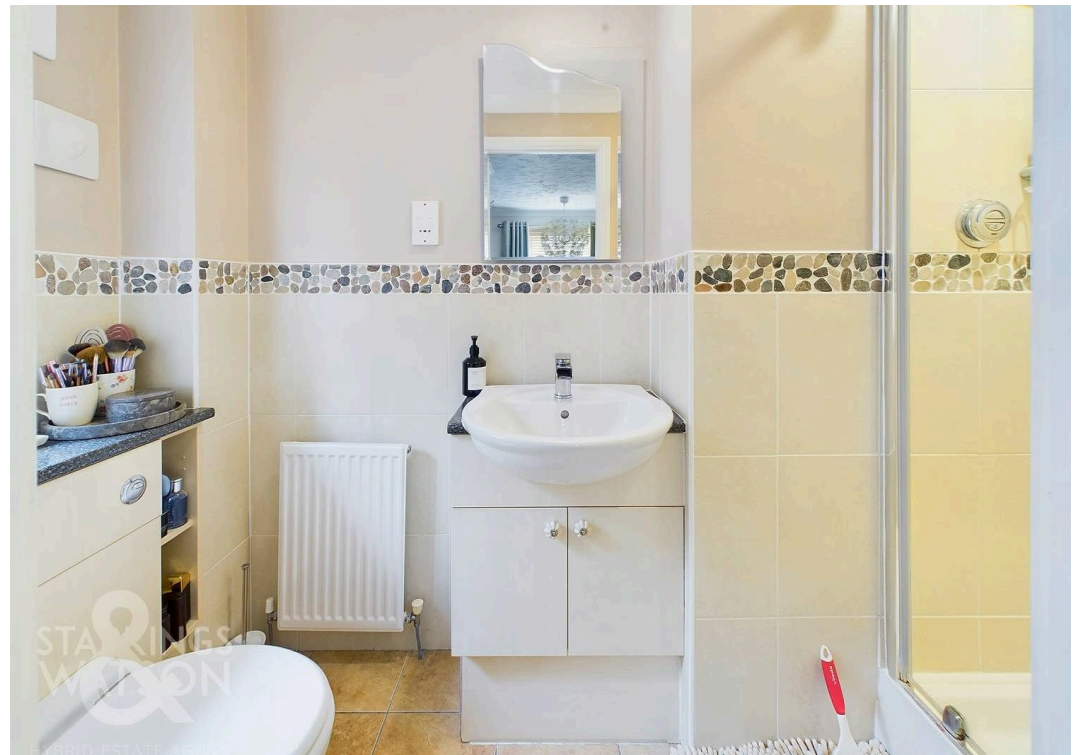
Postcode : NR9 3AQ

What3Words : ///hubcaps.secrets.causes

VIRTUAL TOUR

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



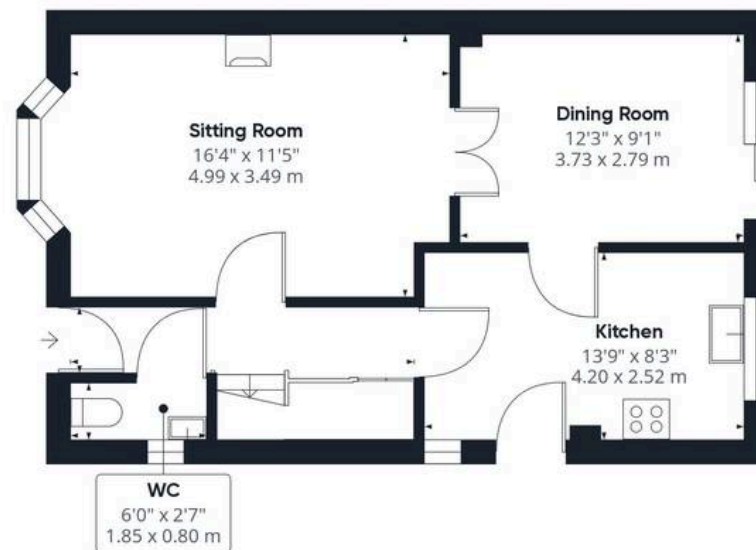




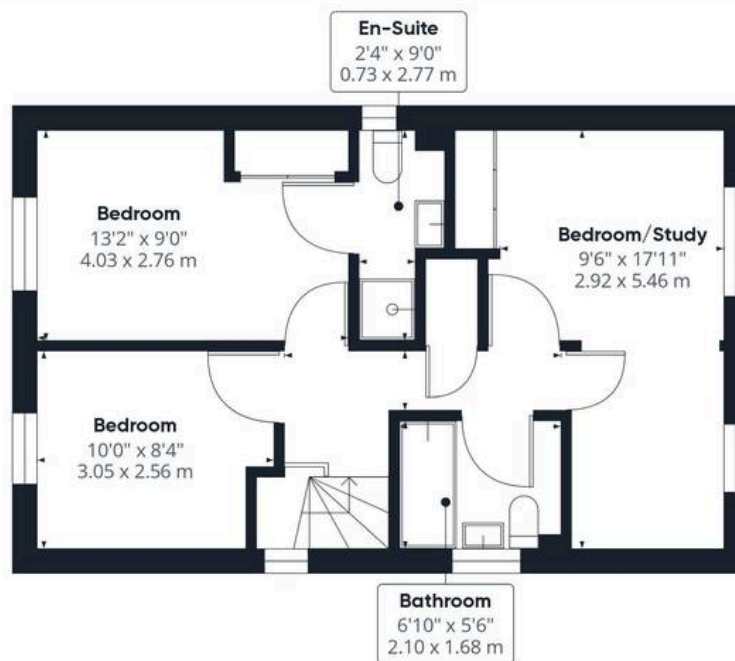
THE GREAT OUTDOORS

The private and enclosed rear garden is south facing and presented in excellent order. There is a patio area leading from the rear of the house ideal for seating and entertaining as well as lawns beyond. There are well stocked planting beds on either side of the garden with shrubs and trees providing screening. You will also find a large timber shed for storage which benefits from an electric supply. The garden is enclosed with timber fencing and there is a secure side gate leading to the driveway.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

992.43 ft²

92.2 m²

(1) Excluding balconies and terraces

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

GIRAFFE 360



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