



8 Natterers Road
Hethersett | Norfolk | NR9 3BF

FINE & COUNTRY

PRIME LOCATION



“This lovely end of terrace house has been everything the owners hoped and more. With a spacious open plan layout downstairs and two double bedrooms and two bathrooms upstairs, there’s plenty of room for a professional couple or young family. The prime village location also makes this property an all-round win – and once you’ve been to visit, you’ll certainly want to move straight in!”



KEY FEATURES

- An End of Terrace Modern Property situated in the Sought After Village of Hethersett
- Two Double Bedrooms; Two Bath Shower Rooms
- Open Plan Kitchen/Dining and Living Area with Bi-Fold Doors to the Garden
- Ground Floor Cloakroom/WC with Utility Cupboard
- Enclosed Rear Garden with Patio Area and Shed
- Two Designated Parking Spaces
- The Accommodation extends to 735sq.ft
- Energy Rating: B

This modern end of terrace house is situated in Hethersett, a popular and lively village just outside Norwich, it benefits from a superb convenient location, with amenities on the doorstep, so you can enjoy the best of both worlds here. Whether you're looking for country walks or a short commute, this will meet your needs.

Everything On Your Doorstep

When the current owners moved here they were specifically drawn to the spacious feel of the house and to the location. It is a bright, welcoming, cheery home with garden large enough for a dog or children to play - Hethersett provides an active village life and provides the opportunity to socialise locally with two pubs and an active social club running events. Having a doctors and dentist plus shop locally makes life relaxing here and the ease of accessibility is another plus with road and rail links close by.

Warm And Inviting

This wonderful practical, spacious home has an effortless flow and practical layout that helps make this an easy house to live in. It offers a roomy entrance hall, oversized downstairs cloakroom with plenty of space for coats and shoes, plus utility cupboard housing the washing machine too, all before being welcomed into the beautifully designed open plan family room. This open plan room is a favourite spot for relaxing in the evenings. Here the well-equipped kitchen allows the chef to chat to guests, bringing everyone together even before a meal. All year-round entertaining is possible with bi-folds opening to the sunny patio and garden for summer time chilling, or the cosy lounge area for winter afternoon get togethers.





KEY FEATURES

Exploring Upstairs

On the first floor, two good size double bedrooms and two bathrooms complete the accommodation. "We love having family to stay and the second bedroom is large enough for guests." The master bedroom has an ensuite with the guest double bedroom benefitting from a family bathroom giving privacy to all.

Vibrant Village

Hethersett is very close to Norwich but tucked away from the main roads. It means you get that country village feel but you're only a few minutes from the city. The owners have a dog and love to head out exploring the area on foot. You have excellent bus links up to Norwich or down to Wymondham – but you'll not need to go far as there's so much within the village itself, including doctors, dentists, highly-regarded schools, shops and more, along with a lively community.

Agents Note

Under Section 21 we are bound to inform you that the vendor of this property is an employee of Fine & Country.

















INFORMATION



On The Doorstep

Hethersett has a wide variety of amenities including shops, two pubs, three schools, a church, doctors and dentists along with a park and ride service taking you into Norwich. The centre of Norwich is under 20 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 such a highly regarded village because it combines both village environment with accessibility to Norwich. It's just 7 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 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 Thickthorn 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 right onto New Road and then right onto Great Melton Road. Turn left onto Natterers Road and the property will be found on the right hand side.

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage

Ultra Fast Broadband Available - vendor uses SKY

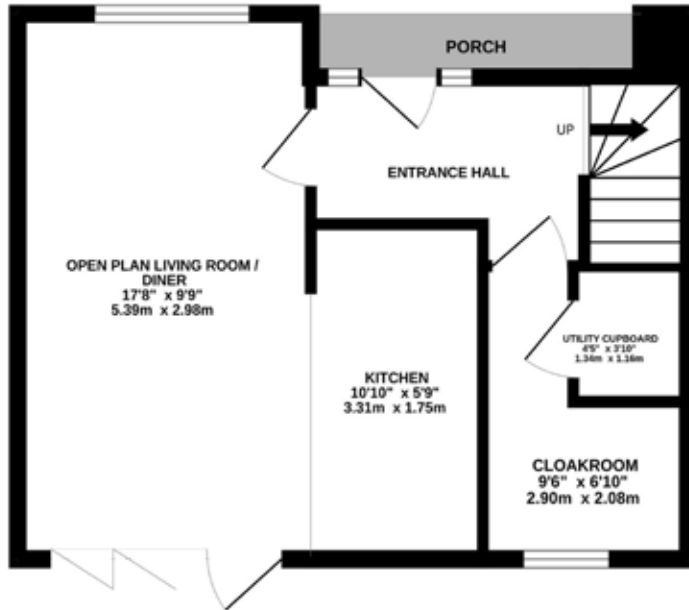
Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability

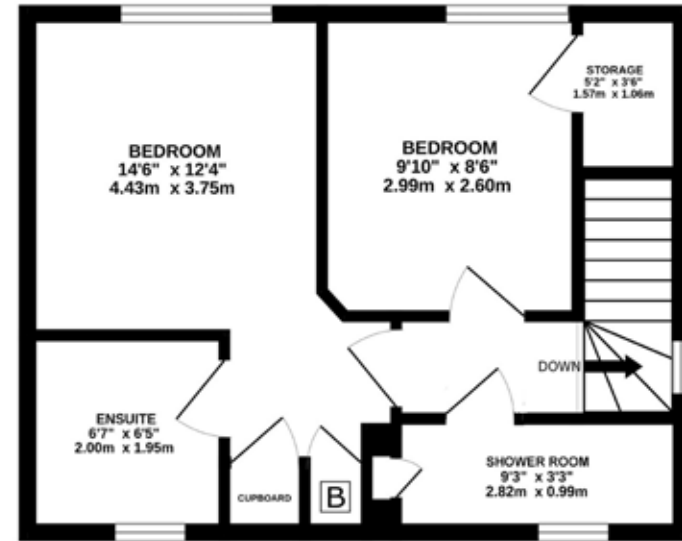
South Norfolk District Council - Council Tax Band B

Freehold

GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 735 sq.ft. (68.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metroptix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94-100)	A		95
(81-93)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			

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.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



follow Fine & Country Norwich on



Fine & Country Norwich
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

