



New Road, Hethersett - NR9 3HQ

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



New Road

Hethersett, Norwich

NO CHAIN! Presented in EXCELLENT ORDER and located within a sought after village close to schools and amenities is this SEMI-DETACHED FAMILY HOME. Having been modernised in recent years this home is ready to be moved straight into and offers PLENTY OF DRIVEWAY PARKING to the front as well as PRIVATE LANDSCAPED GARDENS to the rear. Internally the accommodation extending to approximately 900 SQFT (STMS) offers a hallway, main DUAL ASPECT SITTING/DINING ROOM, separate STUDY/RECEPTION, modern re-fitted kitchen, rear lobby and W/C all on the ground floor. On the first floor there are THREE AMPLE BEDROOMS two of which have fitted storage as well as the modern family bathroom with bath and shower. The property is mains gas centrally heated and offers uPVC double glazing throughout.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



- No Chain!
- Presented In Excellent Order
- Two Reception Rooms
- Separate Modern Kitchen
- Three Ample Bedrooms
- Bathroom & W/C
- Private Landscaped Rear Garden
- Plenty Of Driveway Parking

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

To the front you will find a shingled driveway providing ample off road parking for multiple vehicles as well as side gated access to the rear garden as well as the main entrance door to the front off the driveway.



THE GRAND TOUR

Entering the house via the main entrance to the front there is a welcoming entrance hallway with stairs to the first floor landing. From the hall you will find access to the sitting/dining room to the right as well as the second reception/study to the left. The study offers built in storage as well as access to the rear entrance lobby with the W/C. Beyond is the modern fitted kitchen which comprises; modern range of handle less gloss units with wood effect worktops over as well as integrated fridge/freezer, gas hob, dishwasher, eye level electric oven and grill as well as space for washing machine. On the other side of the hallway is the sitting/dining room which can also be accessed from the kitchen. There is a dual aspect to the front and rear as well as sliding doors to the garden and a large understairs cupboard. Heading up to the first floor landing there are three bedrooms and a bathroom. There are two bedrooms to the front one of which has built in storage. To the rear there is another double room again with built in storage as well as the family bathroom. The bathroom features modern tiling as well as separate bath and shower.

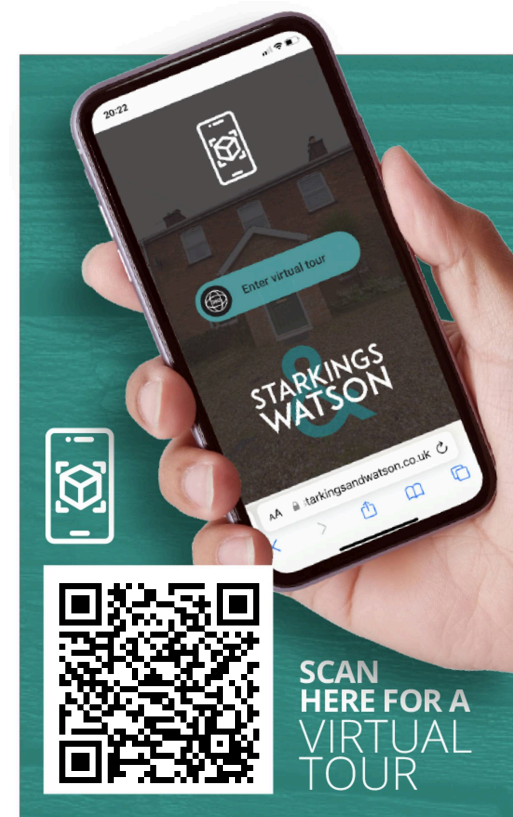
FIND US

Postcode : NR9 3HQ

What3Words : ///robot.pelt.potions

VIRTUAL TOUR

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



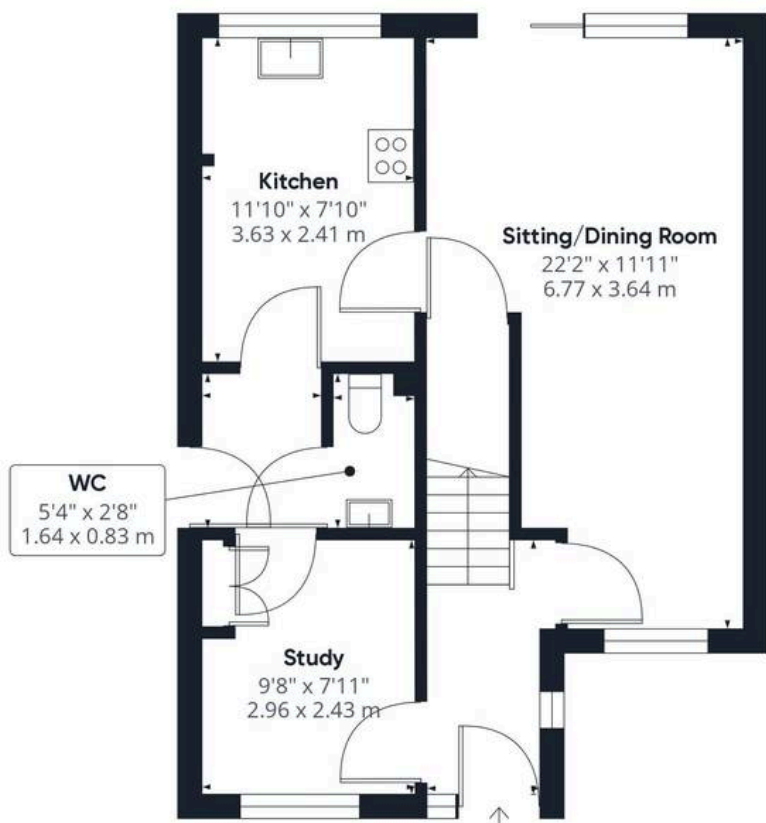




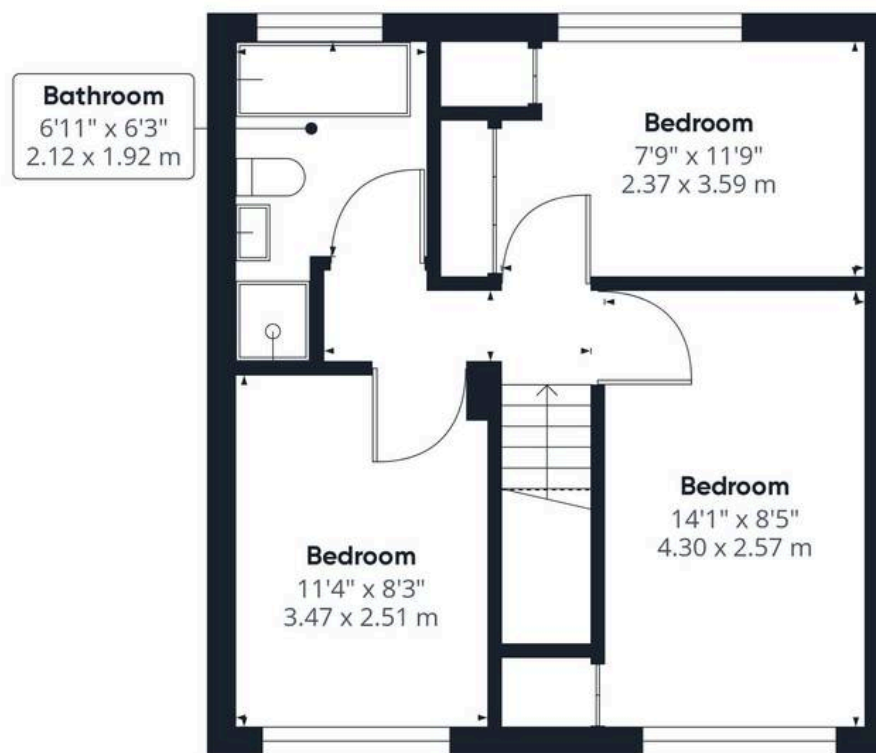
THE GREAT OUTDOORS

The rear garden is accessed via the sliding doors in the sitting room and features a paved patio as well as raised decking both ideal for outside dining. There is also a lawned section of garden as well as timber built shed and timber fencing enclosing the garden.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

891.9 ft²
82.86 m²

Reduced headroom

0.27 ft²
0.02 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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