

## 12 Tailor Place, Hethersett

£280,000 Freehold

Minors and Brady are excited to present this beautiful three-bedroom link-detached house to market. This property offers a fantastic opportunity for first time buyers and families seeking a modern and contemporary living space. Situated in a desirable location, this property is offered with no chain, making it an ideal choice for those looking to move swiftly into their new home.



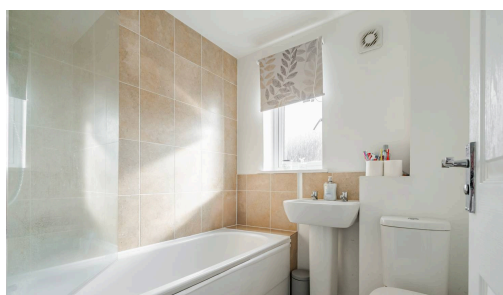
## Location

Nestled in the charming village of Hethersett, Tailor Place offers a perfect blend of countryside tranquillity and modern convenience. This sought-after location provides excellent access to Norwich city centre, just a short drive away, while maintaining a peaceful community feel. Hethersett boasts a range of local amenities, including well-regarded schools, shops, cafés, and a medical centre, making it an ideal setting for families and professionals alike. With easy access to the A11 and A47, commuting is seamless, and the nearby green spaces and walking trails offer plenty of opportunities for outdoor leisure.



## Tailor Place

Upon entering the property, you are greeted by a bright and airy atmosphere that flows throughout. The ground floor features a spacious lounge filled with natural light from the front-facing window, providing a welcoming space for relaxation. The adjacent kitchen/diner offers ample space for dining and entertaining, with modern fittings and access to the rear garden through double doors.





The ground floor is further complemented by a convenient WC.

Ascending the stairs, the first floor accommodates three well-appointed bedrooms, including the main bedroom with the added luxury of an ensuite shower room. A family bathroom completes the first floor layout, offering a comfortable and practical living arrangement.

Outside, the property boasts a well-sized south-facing enclosed garden, providing an enjoyable outdoor space for residents to enjoy. The front of the property features a small lawn area and a long driveway offering ample off-road parking options, ensuring convenience for multiple vehicles. Constructed in 2017, this contemporary property offers a blend of modern design and functionality, making it an attractive prospect for discerning buyers.

#### Agents Notes

We understand this property will be sold freehold, connected to all main services.

Council Tax band: C

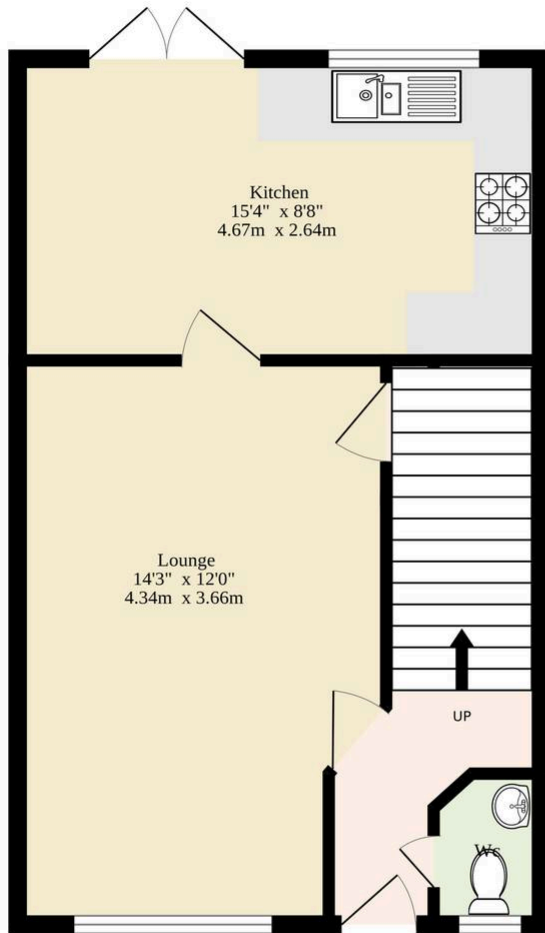
Tenure: Freehold

EPC Energy Efficiency Rating: B

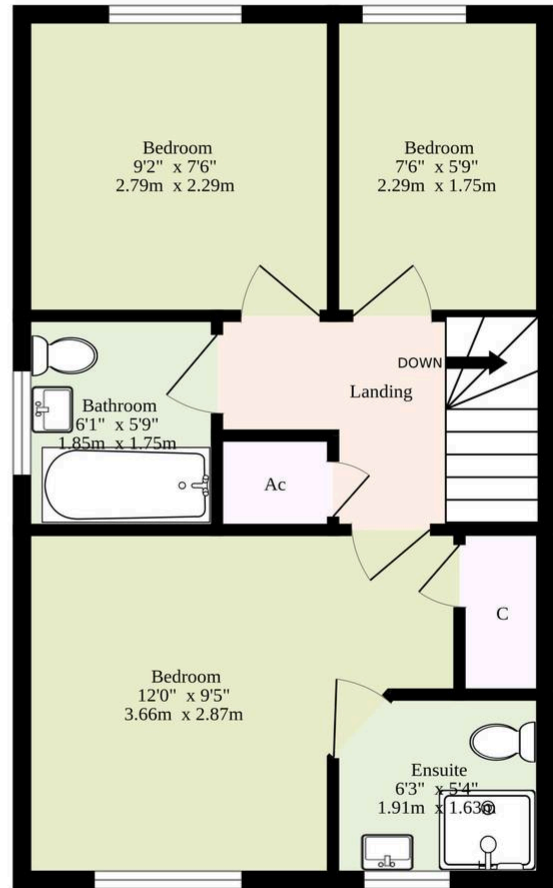
EPC Environmental Impact Rating: B



Ground Floor  
366 sq.ft. (34.0 sq.m.) approx.



1st Floor  
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 701 sq.ft. (65.1 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.  
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