



Hughes Court, Hethersett - NR9 3PT



Hughes Court

Hethersett, Norwich

NO CHAIN! Presenting a fantastic opportunity to acquire a TWO BEDROOM MID TERRACED HOUSE within the ever popular village of HETHERSETT with no onward chain. This charming home has been freshly DECORATED & CARPETED, exuding a bright and welcoming ambience throughout, with scope for further improvement. The ground floor comprises a hall entrance, separate kitchen, spacious sitting room to the rear opening into the extended conservatory. Ascend to the first floor to find TWO GENEROUSLY SIZED BEDROOMS with large wardrobes to the main bedroom. In addition there is a family bathroom with bath and shower over. A private rear garden awaits outside, offering a blank canvas with an open aspect beyond. Additionally, private off-road parking is available, ensuring convenience for residents. Situated in a sought-after area, this property is ideally positioned near schools and amenities, making it a perfect choice for FIRST TIME BUYERS or POTENTIAL INVESTORS seeking a promising buy-to-let opportunity.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Mid Terrace House
- Newly Decorated & Carpeted
- Bright Sitting Room & Separate Kitchen
- Two Ample Bedrooms With Storage
- Private Rear Garden
- Private Off Road Parking
- Popular Location Close To Schools & Amenities
- Ideal First Time Purchase Or Buy To Let

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 quiet cul-de-sac there is a paved pathway leading to the main entrance door to the front which is partially covered. There is a small shingled front garden also. Parking can be found to the rear within the parking area for two vehicles tandem.



THE GRAND TOUR

Entering via the main entrance door to the front there is a welcoming entrance hallway leading to the kitchen and sitting room beyond. The kitchen to the front, has room for improvement but offers a range of storage with both wall and base level units and rolled edge worktops over. There is an integrated electric oven with gas hob over as well as space for fridge/freezer and washing machine. The gas fired boiler can also be found wall mounted. The sitting room to the rear is a bright space benefitting from freshly laid carpets as well as stairs to the first floor landing and a door into the conservatory. The conservatory leads onto the rear garden.

Heading up to the first floor landing there are two bedrooms and a bathroom. The main bedroom found to the rear benefits from ample built in storage and freshly laid carpets. The family bathroom features a w/c, hand wash basin and bath with shower over with the addition of an airing cupboard.

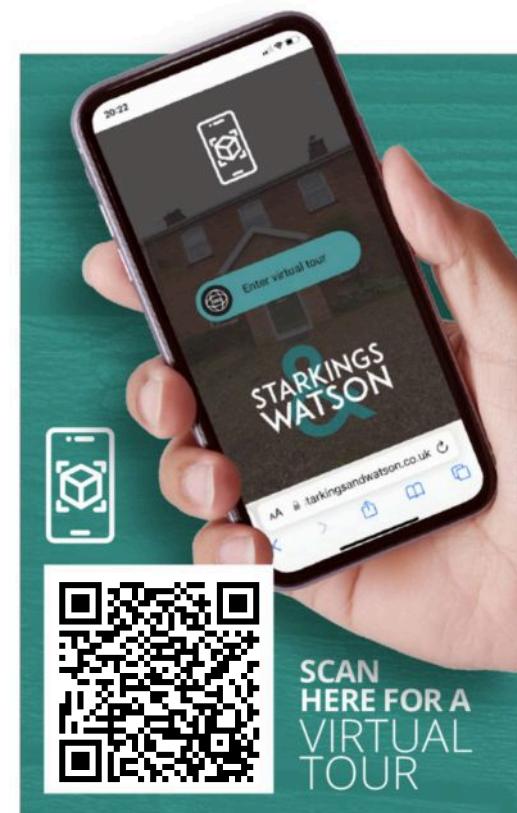
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

The private rear garden backs onto the school playing field giving an open aspect. The garden itself is enclosed with timber fencing offering a blank canvas for a prospective new purchaser. There is a paved patio area and shingled areas as well as further areas for planting and lawn. There is a gate to the rear leading to the parking area where you will find off road parking.



Approximate total area⁽¹⁾

595.14 ft²
55.29 m²

Reduced headroom

10.08 ft²
0.94 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



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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.