



## 18 Back Lane, Hethersett

£270,000 Freehold

Primed for transformation, this three-bedroom bungalow in the heart of Hethersett offers a fantastic opportunity for those looking to put their personal touch on a property. With a spacious driveway, attached garage, and a large private garden, the home provides ample space for comfortable living and future enhancements. Inside, the bungalow features three well-sized bedrooms, a classic three-piece bathroom, and a U-shaped kitchen that is ideal for both cooking and entertaining. The open-plan living and dining area, filled with natural light, opens up to the rear garden through sliding doors, creating a seamless flow between indoor and outdoor spaces. While the property requires some TLC and modernisation, it presents an excellent investment opportunity in a desirable location, with no chain and double glazing throughout.

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### The Location

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## The Location

Positioned in the delightful village of Hethersett, Back Lane (NR9) offers an immaculate property that suits a variety of lifestyles. This vibrant community provides easy access to a park, church, village hall, pubs, restaurants, and a library, making it an ideal location for those seeking convenience. Families will appreciate the excellent local schooling options available, while a new addition to the area—Esquires Coffee, located near the Coop—provides the perfect spot for a coffee break just a short distance away.

Daily essentials are catered to with a local Co-op and Tesco Express, while nearby Wymondham expands shopping choices with Lidl and Waitrose. Commuters benefit from swift A47 access and proximity to Norwich city centre, just seven miles away, offering extensive amenities and entertainment. Hethersett's popularity stems from its mix of peaceful village living and excellent connectivity, making it a desirable location for all ages.

## Back Lane, Hethersett

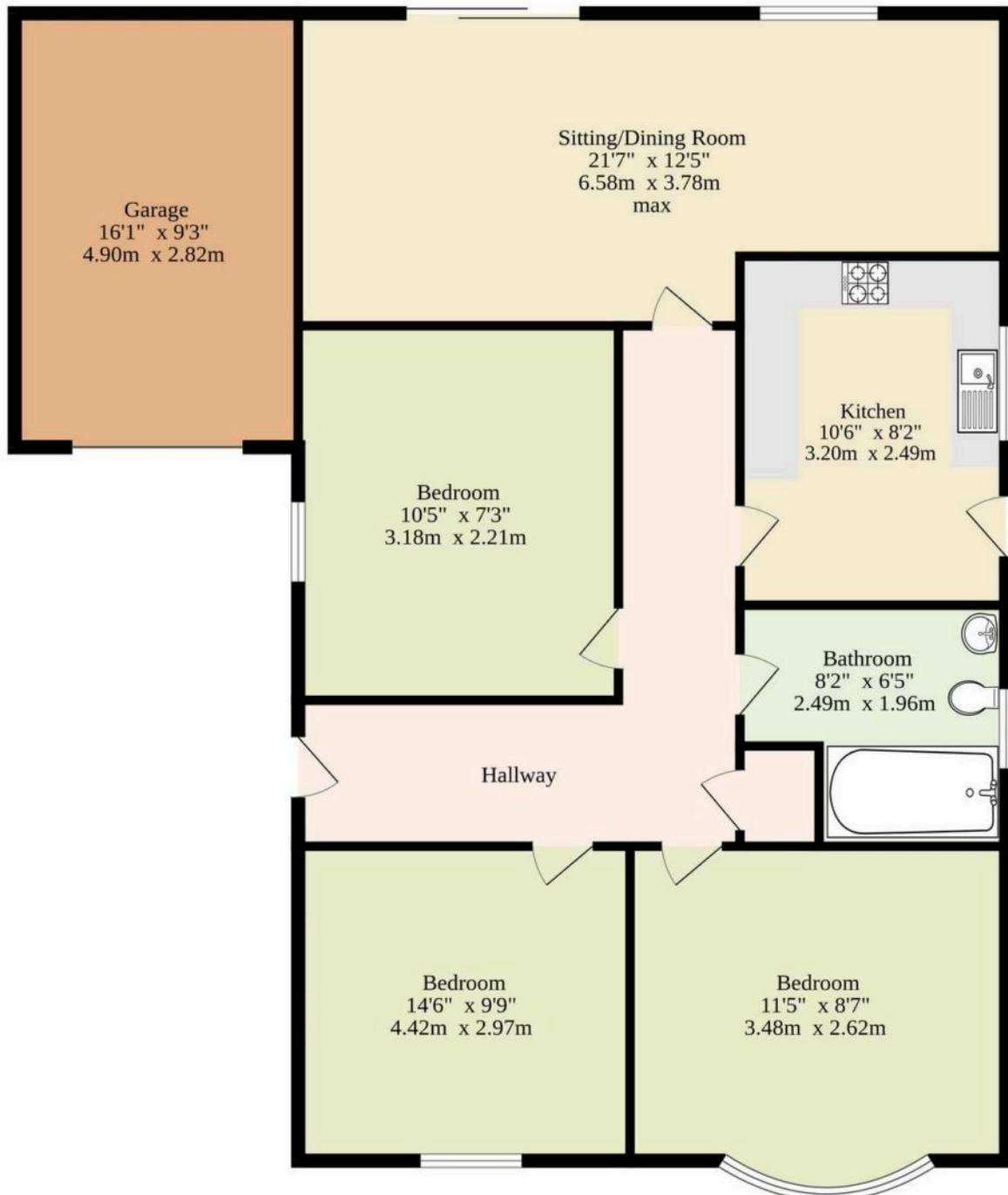
This spacious three-bedroom bungalow in the sought-after area of Hethersett offers a fantastic opportunity for those looking to put their personal touch on a property.

Approaching the home, a large driveway provides ample parking space, with the added benefit of an attached garage for convenience. Stepping inside, you are welcomed by a practical hallway entrance, offering easy access to all rooms within the home.

The property boasts three generously sized bedrooms, providing plenty of room for family living or guests. Each



**Ground Floor**  
**962 sq.ft. (89.4 sq.m.) approx.**



**TOTAL FLOOR AREA : 962 sq.ft. (89.4 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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