



Harness Maker Way, Hethersett - NR9 3FY



Harness Maker Way

Hethersett, Norwich

NO CHAIN. Enjoy a lifestyle of tranquillity and comfort in this captivating DETACHED FAMILY HOME, which comes to market situated in a PRIME LOCATION OVERLOOKING GREEN SPACE. This property offers approximately 926 sq. ft (stms) of generously proportioned accommodation. The HEART of the HOME is the remarkable 18' DUAL ASPECT SITTING ROOM, flooded with NATURAL LIGHT and complemented by FRENCH DOORS that open up to the ENCLOSED GARDEN. The spacious 18' KITCHEN boasts INTEGRATED COOKING APPLIANCES and provides ample space for a dining table, perfect for hosting family and friends. Additional conveniences include a PRACTICAL UTILITY ROOM and a downstairs W.C. The property further encompasses THREE tastefully appointed BEDROOMS, including the main bedroom featuring an EN SUITE, along with a separate family bathroom, ensuring comfort and privacy for all residents. Step outside into the great outdoors and discover a GARDEN oasis that wraps around the side of the property, enveloped by BRICK WALLING and timber panel fencing.



Practical amenities such as outside power, lighting, and gated access to the driveway enhance the outdoor experience, making it easy to enjoy.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- No Chain!
- Detached Family Home Overlooking Green Space
- Approx. 926 Sq. ft (stms) of Accommodation
- 18' Dual Aspect Sitting Room with French Doors to Garden
- 18' Kitchen with Space for Dining Table & Integrated Cooking Appliances
- Useful Utility Room & W.C
- Three Bedrooms
- En Suite to Main Bedroom & Separate Family Bathroom

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.



SETTING THE SCENE

Overlooking green space and siding onto the road, the property is approached via a shared driveway which opens up to a private brick-weave parking area which creates tandem parking for two vehicles - partly undercover. A footpath takes you to the main entrance door with timber picket fencing and a low level shingle frontage adjacent to the main entrance door.

THE GRAND TOUR

Once inside, the hall entrance is finished with tiled flooring, with stairs rising to the first floor landing and ample space for coats and shoes. Doors lead off to the kitchen and living accommodation, with the main sitting room enjoying dual aspect views to front and side. Wood effect flooring flows underfoot with side facing French doors taking you to the side garden. The kitchen also enjoys dual aspect views via three windows with a u-shape arrangement of kitchen storage units and work surfaces including an inset gas hob and built-in electric double oven with glass splashback and a extractor fan above. The kitchen includes space for a dishwasher and fridge freezer, with tiled flooring underfoot and ample space for soft furnishings or a dining table. A built-in storage cupboard sits to one side whilst a further door takes you to a useful utility room with a door leading to the driveway and further work surface space, with room for laundry appliances and the wall mounted gas fired central heating boiler. A door leads off to the ground floor W.C with white two piece suite including tiled splash backs around the sink.

Heading upstairs, the carpeted landing includes a built-in airing cupboard with doors taking you to the three bedrooms. Each of the bedrooms is finished with fitted carpet and double glazing, with the two larger bedrooms including dual aspect views. The main bedroom also includes a private ensuite shower room with a modern white three piece suite including tile splash-backs, and a large walk in double shower cubicle with a thermostatically controlled shower. The family bathroom completes the property with white three piece suite including further attractive tiled splash-backs and an electric shower over the panelled bath, with a glazed shower screen and wood effect flooring

FIND US

Postcode : NR9 3FY

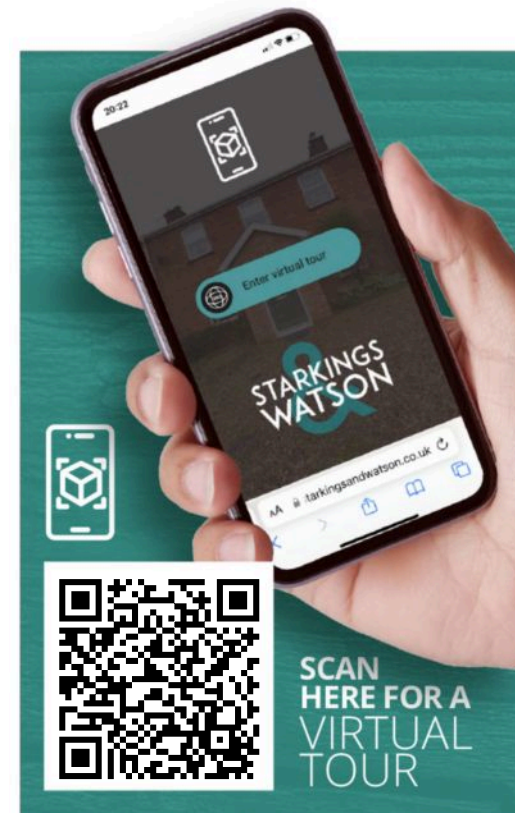
What3Words : ///pitch.sprains.frock

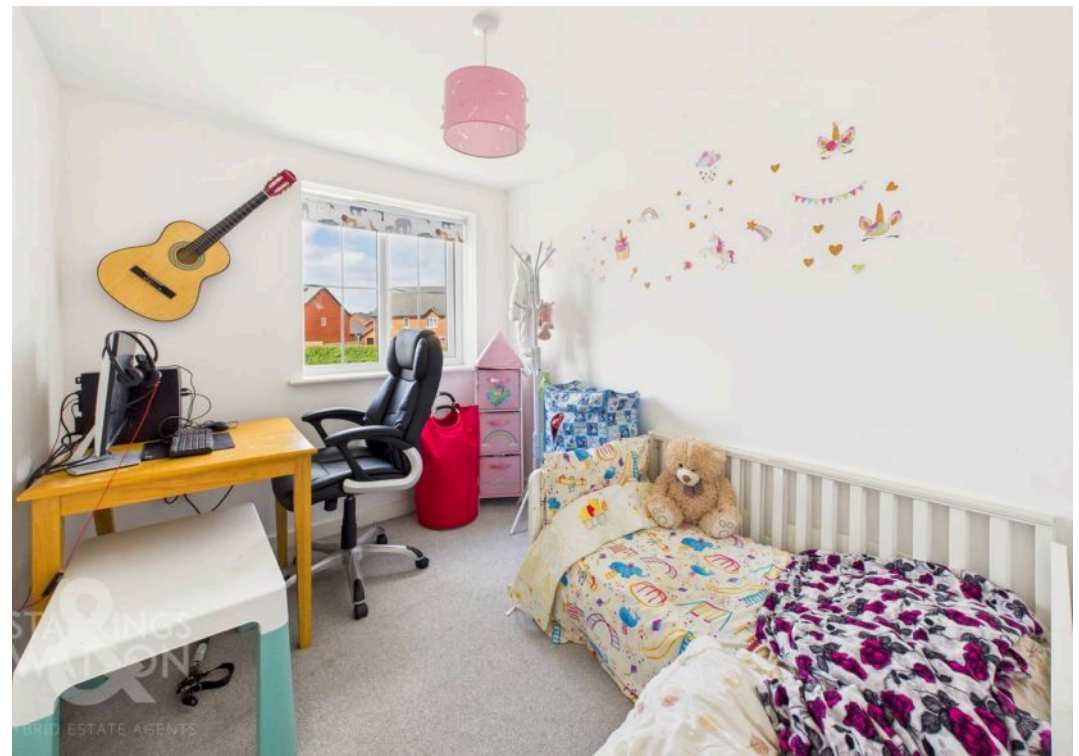
VIRTUAL TOUR

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

AGENTS NOTES

An annual charge is due for the upkeep of communal green space.





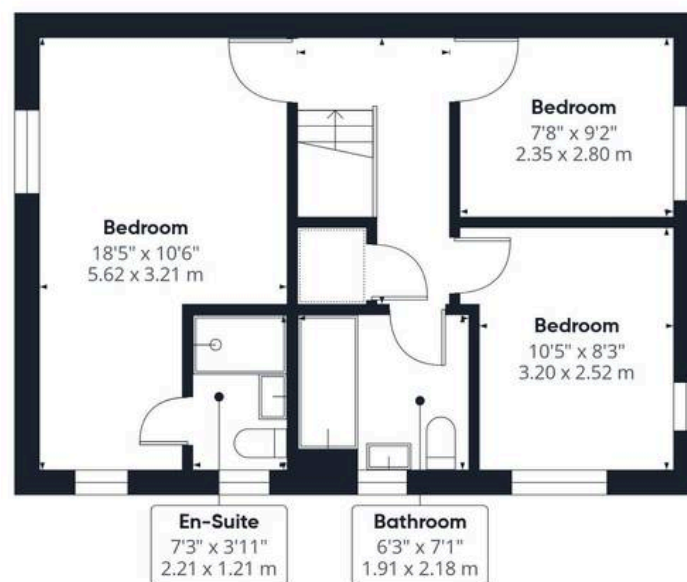
THE GREAT OUTDOORS

The gardens sit to the side of the property, fully enclosed with brick walling to two sides and timber panel fencing sitting opposite. A small section of patio leads from the sitting room French doors, with outside power, lighting and a gated access to the driveway.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

926 ft²
86 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

46 Back Lane, Wymondham - NR18 0LB

01953 438838 • wymondham@starkingsandwatson.co.uk • starkingsandwatson.co.uk

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