



Pond Close, Hethersett - NR9 3EG

STARKINGS  
&  
WATSON

HYBRID ESTATE AGENTS



## Pond Close

Hethersett, Norwich

NO CHAIN. Situated at the end of a QUIET CUL-DE-SAC on a sizeable plot, this DETACHED BUNGALOW has been CONSIDERABLY EXTENDED giving over 1250 Sq. Ft of accommodation (stms) including a GARAGE and VERSATILE STUDY/STORE ROOM behind. With gas central heating served by a combi boiler and Double glazed windows. The main living space comes off the central hallway in the form of a 17' SITTING ROOM overlooking the planted front gardens with a large kitchen sat opposite boasting INTEGRATED APPLIANCES and ample storage. In total, THREE DOUBLE BEDROOMS are on offer with one currently serving as a dining room however being more than large enough for a double bed with sliding doors into the rear garden. As part of the extensive work to the home an EN-SUITE shower room has been added to the main bedroom alongside the THREE PIECE FAMILY BATHROOM suite. The rear garden is FULLY ENCLOSED and remains PRIVATE due to its position while a large frontage allows for further parking with a TANDEM DRIVEWAY sat in front of the GARAGE currently.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- No Chain
- Detached Bungalow
- Considerably Extended Giving Over 1250 Sq. Ft Of Accommodation (stms)
- 17' Sitting Room
- Three Double Bedrooms
- Three Piece Bathroom & En-Suite
- Large Front & Fully Enclosed Rear Garden
- Driveway & Garage

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

The property is found towards the very end of this quiet peaceful cul-de-sac where a generous plot opens up from the street with a low level brick wall paired with mature planted shrubs giving further privacy to the front of the home. A tandem driveway opens up to the right hand side allowing for parking multiple vehicles whilst a lawn space to the left hand side of this could potentially create further parking if required. There are two main access points within the property, one coming towards the front of the home at the extended portion and another to the right hand side next to the garage, again through a second extended portion of the property.

## THE GRAND TOUR

Entering through the main access door, a porch entrance is the first space to greet you with low level radiator and frosted glass window to the outside creating the ideal space to slip off coats and shoes. Once inside, a central hallway with airing cupboard with radiator, leads you through the entirety of the property taking you to a living accommodation with the largest space coming to your left hand side in the form of a 17' open sitting room complete with uPVC double glazed bay windows to the front and large open floor space conducive to a potential choice of layouts. Sat directly opposite this is the kitchen with a mixture of wall and base mounted storage units paired with tiled splashbacks giving way to dual eye level integrated ovens and integrated hob with extraction above. Through a glass panelled wooden door, A secondary lobby can be accessed with doors taking you to both the rear garden and driveway.

YoBack to the central hallway a total of three double bedrooms can be found. Immediately to your left, currently functioning as a dining room is the first of the double rooms however being more than large enough to house a double bed with further storage furniture whilst also benefiting from large uPVC double glazed sliding doors taking you into the rear garden. Sat in between this and the larger room is another double bedroom laid with carpeted flooring and overlooking the rear gardens whilst the largest of the bedrooms sit towards the end of the hallway. An incredibly well proportioned double bedroom again laid with carpeted flooring and much like the bedroom next door benefiting from a historic extension. As part of the works of the home an en-suite shower room was added complete with non slip flooring, fully tiled surround and low level radiator. Finally from the hallway again the three piece family bathroom suite can also be found with a fully tiled surround and wall mounted radiator.

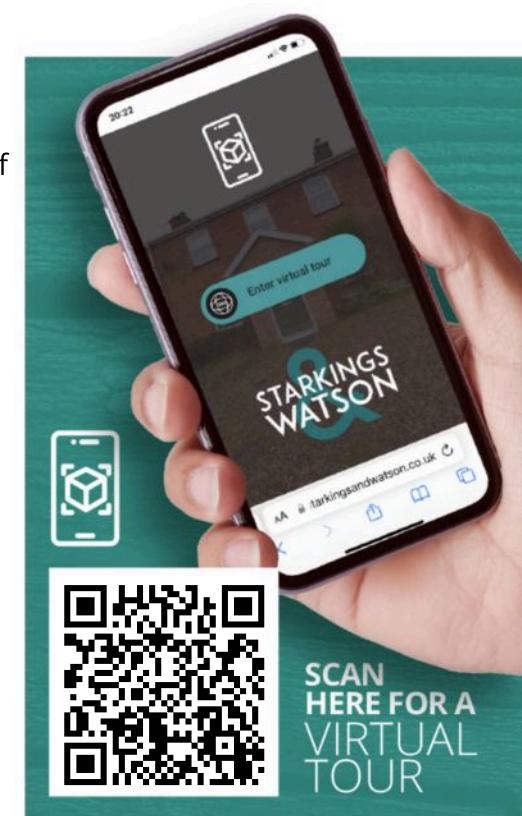
## FIND US

Postcode : NR9 3EG

What3Words : ///handrail.recur.shimmered

## VIRTUAL TOUR

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

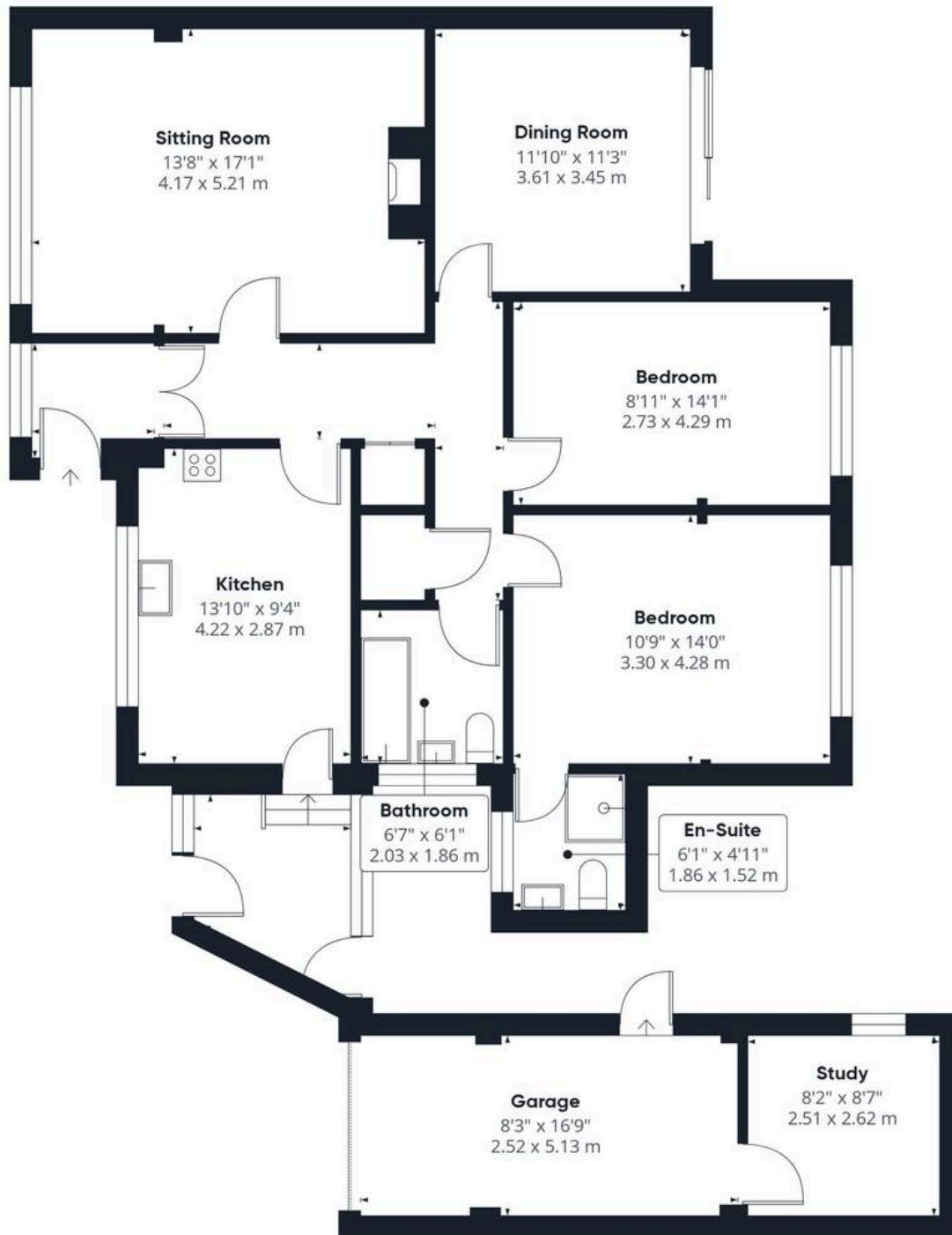






## THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the very rear by timber panel fencing and retains privacy due to its position. Mature hedges line the rear fence adding to the privacy of the space with a mixture of flagstone patio seating areas and lawn, a timber summerhouse and hexagonal greenhouse in the rear garden altogether making the ideal space to entertain family and friends.





## Starkings & Watson Hybrid Estate Agents

46 Back Lane, Wymondham - NR18 0LB

01953 438838 • [wymondham@starkingsandwatson.co.uk](mailto:wymondham@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk](http://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 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.