



Harness Maker Way, Hethersett - NR9 3PZ



## Harness Maker Way

Hethersett, Norwich

NO CHAIN. Occupying an enviable position with the front of the home looking, what will soon be an open green space, this LINK-DETACHED HOME offers a multitude of HIGH END UPGRADED FEATURES with a redecoration creating an IMMACULATE LIVING SPACE. As you enter you will be greeted with newly laid hardwearing LVT wooden effect flooring laid in a Herringbone pattern leading into a GROUND FLOOR WC and storage cupboard. To the left, a DUAL ASPECT KITCHEN has been heavily upgraded to offer an attractive suite with plinth lighting and INTEGRATED APPLIANCES while a separate 16' SITTING ROOM sits on the adjacent side. The first floor landing gives way to THREE BEDROOMS all served by an UPGRADED BATHROOM and EN-SUITE to the main bedroom. The rear garden, due to the position of the home, retains PRIVACY while being FULLY ENCLOSED and mostly laid to lawn with a DRIVEWAY situated under the CAR PORT to the side/rear of the home.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- No Chain
- Link-Detached House
- Multiple High End Upgrades
- Dual Aspect Kitchen/Dining Room With Range Of Fitted Appliances
- Separate 16' Dual Aspect Sitting Room
- Three Bedrooms
- Upgraded Bathroom & En-Suite with Ground Floor WC
- Private & Fully Enclosed Rear Garden
- Driveway & Carport
- Immaculate Presentation Throughout

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 enjoys an enviable position where the front door is located off from the public footpath with an Iron gate separating the home from public spaces. To the front of the home a well planted green space is starting to bloom with further green space and communal areas to be built in time creating a more private outlook from the front of the property. Planted borders add vibrancy to the home currently with the driveway coming towards the side of the home with parking for multiple vehicles underneath a carport.

## THE GRAND TOUR

Once inside the immaculate décor of the home is the first thing you will notice where the large central lobby is welcoming and grants access to all space within the ground floor as well as stairs for the first floor handy built in storage cupboard and low level two piece WC. The current owners have had all hard wearing and high quality LVT wooden effect flooring laid throughout the entirety of the ground floor which leads you into the kitchen/dining room to the left hand side. Occupying a dual facing aspect, the space is incredibly well lit adding to the bright and airy feel within the home with the floor space initially opening up to leave room for a formal dining table. To the right of this the kitchen emerges a fully upgraded suite comprising a mixture of wall and base mounted storage units with plinth lighting and downward lighting from the cupboards with a multitude of integrated appliances accompanied by a sleek and modern finish to include dual eye level ovens, hob with extraction above, dishwasher, washer/dryer and fridge/freezer. On the adjacent side of the home a similarly sized sitting room again occupies a dual facing aspect with the same wooden effect flooring leaving more than enough room for a potential choice of layout of soft furnishings with uPVC double glazed French doors leading onto the rear garden patio. The doors and windows in the space have been fitted with bespoke shutters with the room benefiting from a bright and neutral decoration.

The first floor landing splits to allow access into each of the three bedrooms within the home as well as the modernised three piece bathroom suite complete with a full range of tiling with shower head and glass screen mounted over the bath and tall electric heated towel rail mounted on the wall. The smaller of the bedrooms sits to the right hand side of the stairs, currently functioning as a home office space however being more than large enough to accommodate a single bed with additional soft furnishings whilst the first of the double bedrooms sits just next door to this, again occupying a dual facing aspect with an immaculately neat finish. The largest of the bedrooms is yet another space within the home, incredibly well lit with natural light due to the position of the property where a large open carpeted floor space leaves room for a large double bed with additional soft furnishings, with the added benefit of an ensuite shower room, which again has had a full range of tiling, creating an attractive modern suite with tall heated towel rail.

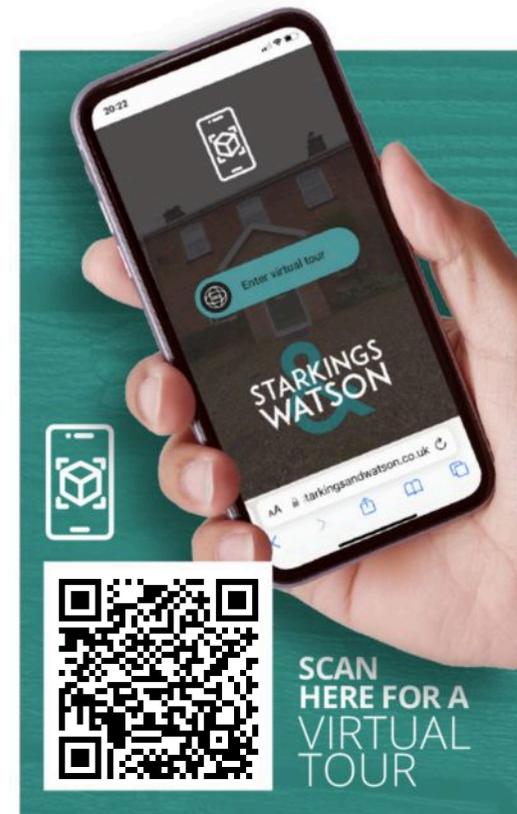
## FIND US

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## VIRTUAL TOUR

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







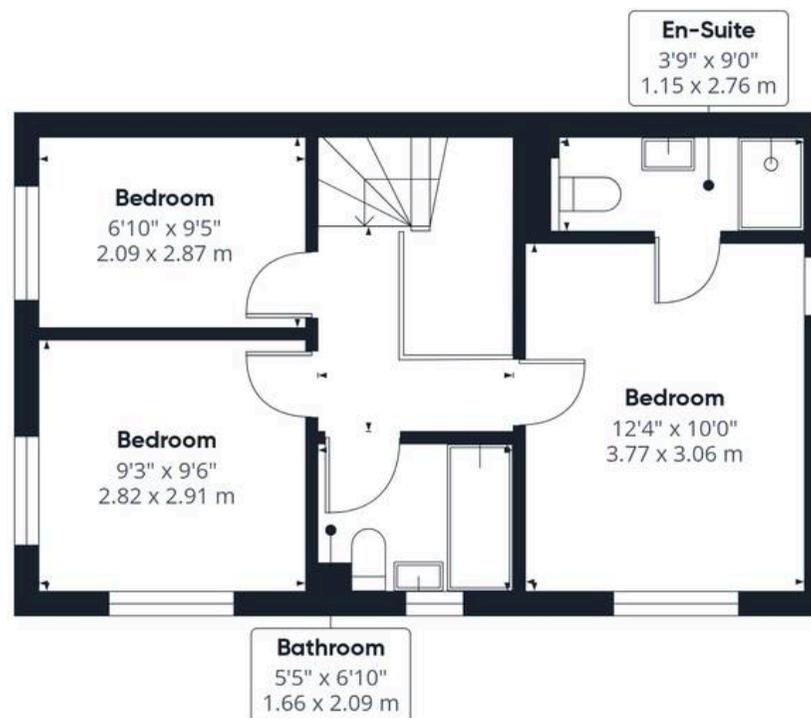
## THE GREAT OUTDOORS

The rear garden is fully enclosed with timber panel fencing to both the rear and each side of the home, where initially a flagstone patio leads out onto a large open lawn space, creating a blank canvas for potential new owners. External power sockets have been fitted at the rear of the home alongside a tap with timber swinging gates leading you directly onto the rear of the driveway and carport





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
819 ft<sup>2</sup>  
76.1 m<sup>2</sup>

(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.

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