



Troutbeck, Hethersett - NR9 3QG



Troutbeck

Hethersett, Norwich

PETS CONSIDERED. This MODERN mid-terrace home offers a STYLISH and PRACTICAL LIVING ENVIRONMENT, enjoying a peaceful setting with EASY ACCESS to the VILLAGE GREEN SPACE and local amenities, making it perfectly placed for those seeking a balance of convenience and community. Stepping inside, you are greeted by a welcoming entrance hall leading through to a generous 17' OPEN PLAN KITCHEN and LIVING SPACE, designed for contemporary living and entertaining. The KITCHEN is fitted with MODERN UNITS, ample WORKSURFACE SPACE and INTEGRATED APPLIANCES, seamlessly flowing into a bright living area. A standout feature is the GARDEN ROOM EXTENSION, complete with heating, providing an inviting space to relax or dine throughout the year, OVERLOOKING the GARDEN. Upstairs, the property boasts an 11' BEDROOM with a comprehensive range of FITTED WARDROBES, ensuring plenty of STORAGE. The well-appointed SHOWER ROOM features a MODERN SUITE and tasteful finishes.



The REAR GARDEN has been thoughtfully landscaped for LOW MAINTENANCE, featuring an artificial lawn bordered by attractive planting on both sides and enclosed by timber panel fencing for privacy. Gated access leads directly to the residents' car park, where TANDEM PARKING is provided for two vehicles

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating:TBC

- Modern Mid-Terrace Home
- Tandem Parking in Residents Car Park
- 17' Open Plan Kitchen/Living Space
- Garden Room Extension with Heating
- 11' Bedroom with Range of Wardrobes
- Shower Room
- Enclosed Garden with Artificial Lawn
- Easy Access to the Village Green Space & Amenities

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

Tucked away in the corner of the cul-de-sac and approached via a low maintenance frontage, a hard standing footpath takes you to the main entrance door whilst an archway leads to the communal parking.

THE GRAND TOUR

Heading inside, a porch entrance offers space for coats and shoes, with a built-in storage cupboard and opening taking you to the main open plan living space and kitchen. The kitchen itself offers a u-shaped arrangement of wall and base level units, with integrated cooking appliances including an inset electric ceramic hob and built-in electric oven with tiled splash-backs. Wood effect flooring flows through the space with room for a washing machine and fridge, with extra under-counter space for a freezer/additional fridge, while stairs rise to the first floor landing and storage space can be found below. Space is provided for a dining table or soft furnishings, with French doors opening up to the garden room beyond, which extends the living space with wood effect flooring underfoot. Full height uPVC double glazed windows and French doors lead out to the rear garden.

Heading upstairs the carpeted landing includes a front facing window and doors to the main bedroom and shower room. The main bedroom is furnished with fitted carpet, and a range of built-in wardrobes with a rear facing window, and over-stairs storage cupboard. The shower offers a white three piece suite including a walk-in shower cubicle, with a thermostatically controlled shower, tiled splash-backs, wood effect flooring and heated towel rail.

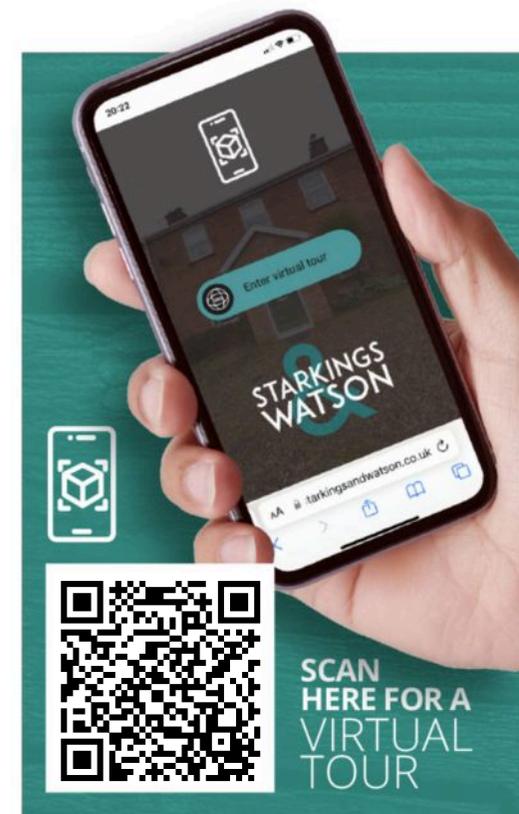
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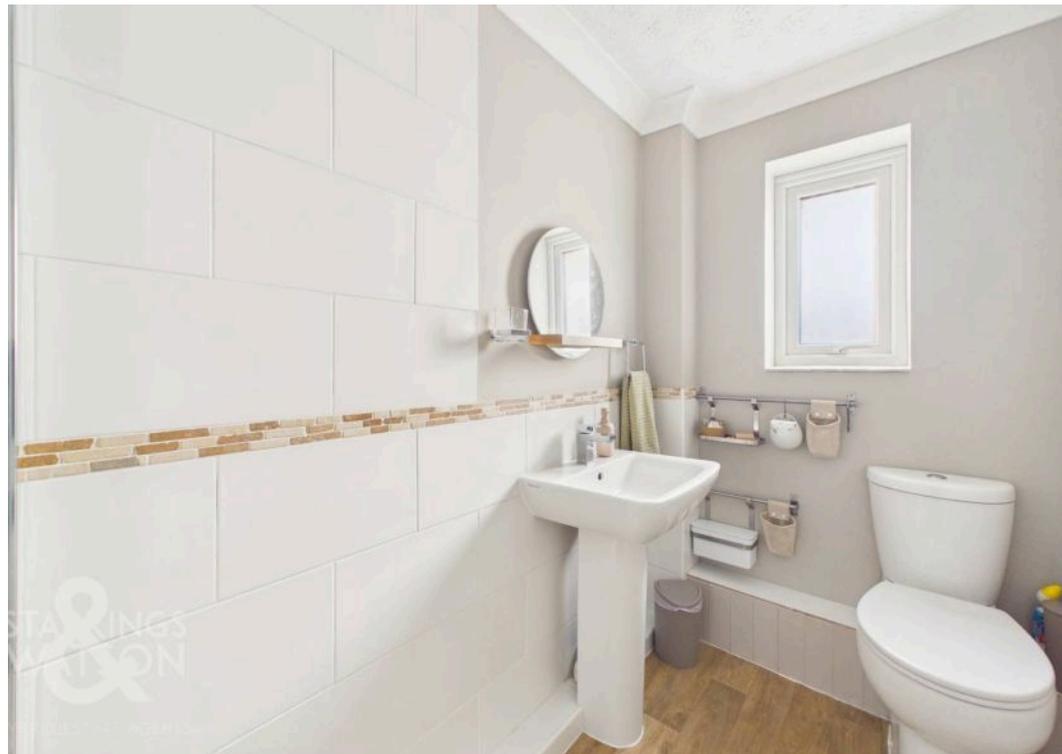
Postcode : NR9 3QG

What3Words : ///pink.inflamed.braced

VIRTUAL TOUR

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







THE GREAT OUTDOORS

Heading outside, the rear garden offers an artificial lawn for ease of maintenance, with planted borders to both sides, enclosed within timber panel fencing. Patio seating area sit to the rear, with a timber built storage shed and gated access. The gate from the garden opens directly onto the open green space with access to the residents car park. Tandem parking is provided for two vehicles within this space.





Floor 1

Approximate total area⁽¹⁾

500 ft²
46.4 m²

Reduced headroom

17 ft²
1.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE 360



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