



THE STORY OF

10 Bringloe Drive

Hethersett, Norfolk

SOWERBYS



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Hethersett, Norfolk
NR9 3GR

Well-Fitted Modern
Kitchen/Breakfast Room

Sitting Room with
French Doors

Cloakroom

Three First Floor Bedrooms

Modern Well-Fitted
Family Bathroom

Top Floor Bedroom with
En-Suite Shower

Parking and Garage

Well-Landscaped Rear Garden

Popular Location

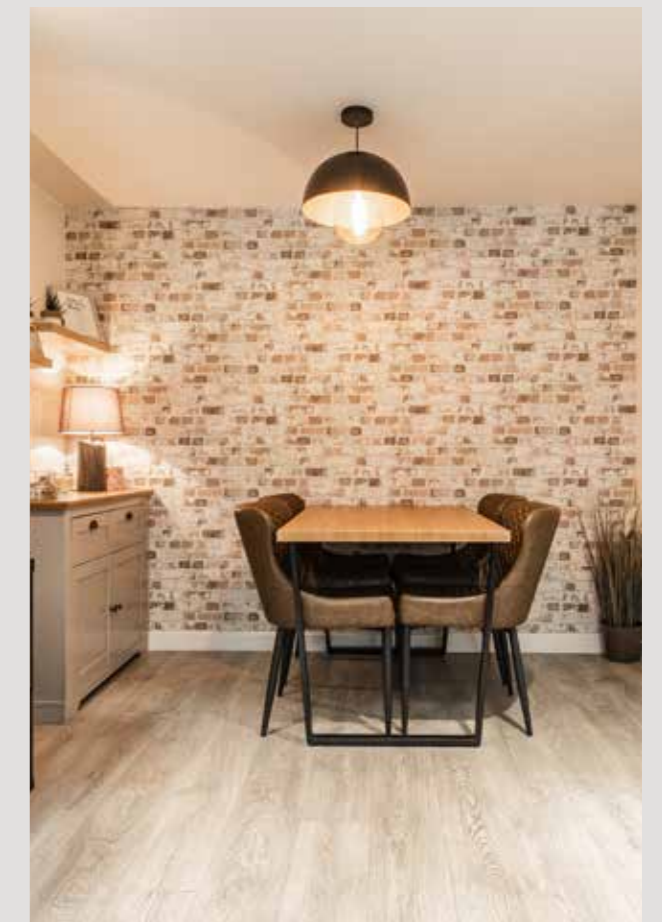
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This superb home was built approximately five years ago to a high standard. The accommodation is well laid out and offers space and plenty of natural light.

The entrance hall takes you to the modern well-fitted kitchen/breakfast room where there is plenty of work space, storage and space for a table to dine and entertain. The sitting room across the entire back of the property is spacious, bright and a joy to be in. Double doors lead you out on to the well-landscaped garden, perfect for entertaining. In addition there is a cloakroom.

The first floor is home to two well-appointed bedrooms, both with fitted wardrobes, a third bedroom and a separate family bathroom. The top floor is home to the principal bedroom, which is spacious and offers plenty of built-in storage as well as a modern en-suite shower room.

Outside, and to the front you will find a brick weave driveway with parking and access to the single garage. The lovely rear garden has been well-landscaped with a paved terrace which wraps around a central square lawn. There's plenty of room here for a table and chairs, making it a perfect space to spend time with family and friends.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Hethersett

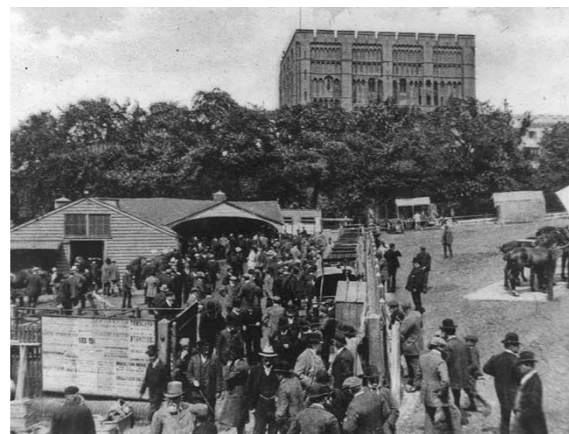
VILLAGE LIFE WITHIN REACH OF THE CITY

With a variety of amenities including shops, a library, pubs, schools, a church, butcher, doctors and dentists, the popular village of Hethersett is ideal for those that are looking to be close to the vibrant city of Norwich and all it has to offer, without living amongst the hustle and bustle. The village also provides easy access to the A47 and the A11 with regular bus services into Norwich and Wymondham.

This ancient city has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. It's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.



Note from Sowerbys



“The garden is the perfect space to spend time with family and friends...”



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

B. Ref:- 8201-7430-6339-0771-4926

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///equivocal.audible.clipped

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SOWERBYS

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 St Martins
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for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
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