



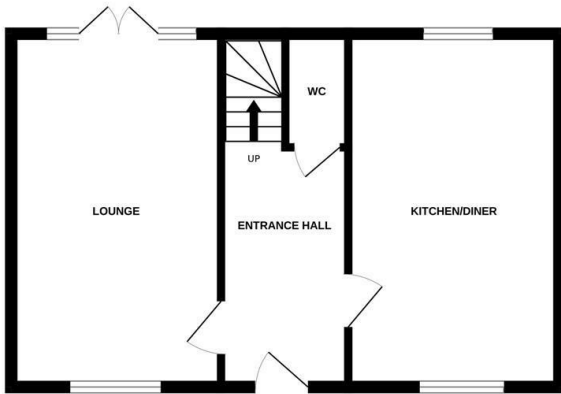
18 Sawyer Crescent | Hethersett | Norwich | NR9 3GG

£340,000

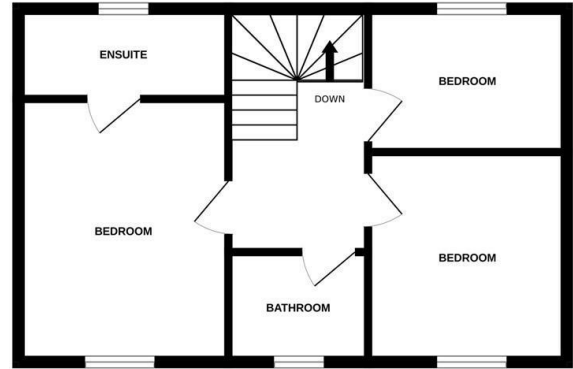
****DETACHED HOUSE IN A QUIET SPOT WITH OFF ROAD PARKING**** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, DETACHED HOUSE situated in the sought after village of Hethersett. Accommodation comprising entrance hall, lounge, kitchen/diner and WC to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is an enclosed lawned garden to the front and OFF ROAD PARKING for two cars to the side. To the rear there is a good sized, private lawned garden with side gate access ideal for entertaining. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great family home so be quick to book a viewing.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Location

Hethersett, is a sought after south-lying village which has an excellent selection of amenities including schooling, doctors, shops, pubs and restaurants. There is excellent access to the A47 Southern Bypass, the University of East Anglia, Norfolk & Norwich University Hospital and Norwich City centre itself.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen/diner, WC and stairs to first floor.

Lounge 16'8" x 9'10"

Patio doors, double glazed window, radiator.

Kitchen/Diner 16'7" x 9'11"

Fitted wall and base units with worktops over, sink and drainer, integrated frige/freezer and dishwasher, space for washing machine, two double glazed windows, radiator.

WC 6'0" x 3'0"

Low level WC, hand wash basin, radiator.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 12'5" x 10'1"

Double glazed window, radiator.

En-Suite 10'0" x 3'11"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Bedroom Two 9'11" x 9'4"

Double glazed window, radiator.

Bedroom Three 9'10" x 7'0"

Double glazed window, radiator.

Bathroom 6'7" x 5'6"

Panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Lawned garden with mature plants and shrubs and two off road parking spaces to the side.

Outside Rear

Lawned garden, timber shed, enclosed by timber fencing with side gate access.

Local Authority

South Norfolk District Council, Tax Band D.


Tenure

Freehold

Utilities

Ultrafast full fibre broadband available.
Mains water and electric.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

South Norfolk District Council, Tax Band D

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.