



## 31 Recreation Road, Hethersett

OIEO £475,000 Freehold

Presenting a truly remarkable 4-bedroom detached house situated on a desirable corner plot, this property offers a rare opportunity to enjoy modern living in a convenient location. Boasting a layout designed for ease of living with all essential amenities conveniently located on one floor, this home is a harmonious blend of luxury and practicality.

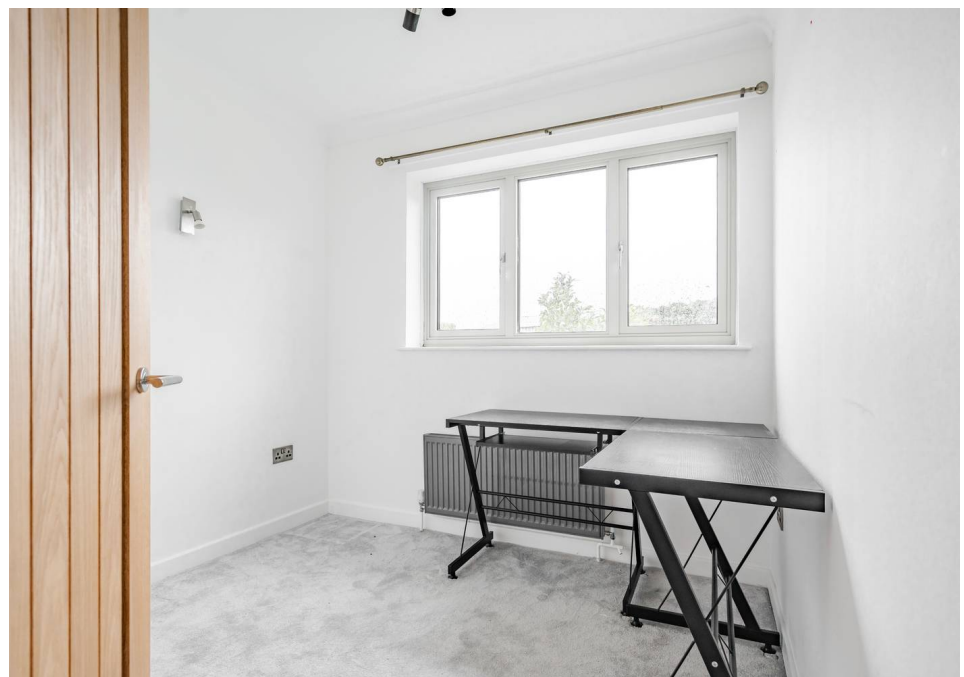
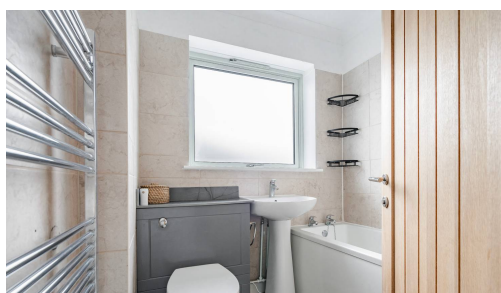
## Location

Recreation Road, Hethersett, is nestled in the heart of the desirable village of Hethersett, offering a perfect balance between peaceful village life and convenient access to the city of Norwich, just 7 miles away. This location is highly sought after for its excellent local amenities, including well-regarded schools, independent shops, and eateries, as well as its vibrant community spirit. Hethersett boasts multiple recreational areas, such as the nearby Memorial Playing Fields, perfect for outdoor activities and leisurely strolls. Additionally, the village is well-connected, with easy access to the A11 and A47, making it ideal for commuters. Surrounded by Norfolk's picturesque countryside, Recreation Road offers a tranquil lifestyle while remaining within reach of city conveniences.



## Recreation Road

Upon entry, you are greeted by an inviting open-plan kitchen/dining room that is flooded with natural light from two large lantern roofs, creating an airy and spacious feel. The kitchen exudes a contemporary elegance with sleek finishes and bifold doors, complemented by underfloor heating in the kitchen, utility room, master bedroom and ensuite.



A utility room adjacent to the kitchen provides convenience for daily tasks.

The lounge, featuring a cosy wood burner, offers a perfect space for relaxation and entertaining, with bi-folding doors that seamlessly connect the indoors with the well-maintained rear garden. Each of the four bedrooms is versatile and spacious, offering ample accommodation options for the new owners. The master bedroom benefits from an ensuite bathroom, adding a touch of luxury to every-day living. Additionally, the home includes a family bathroom.

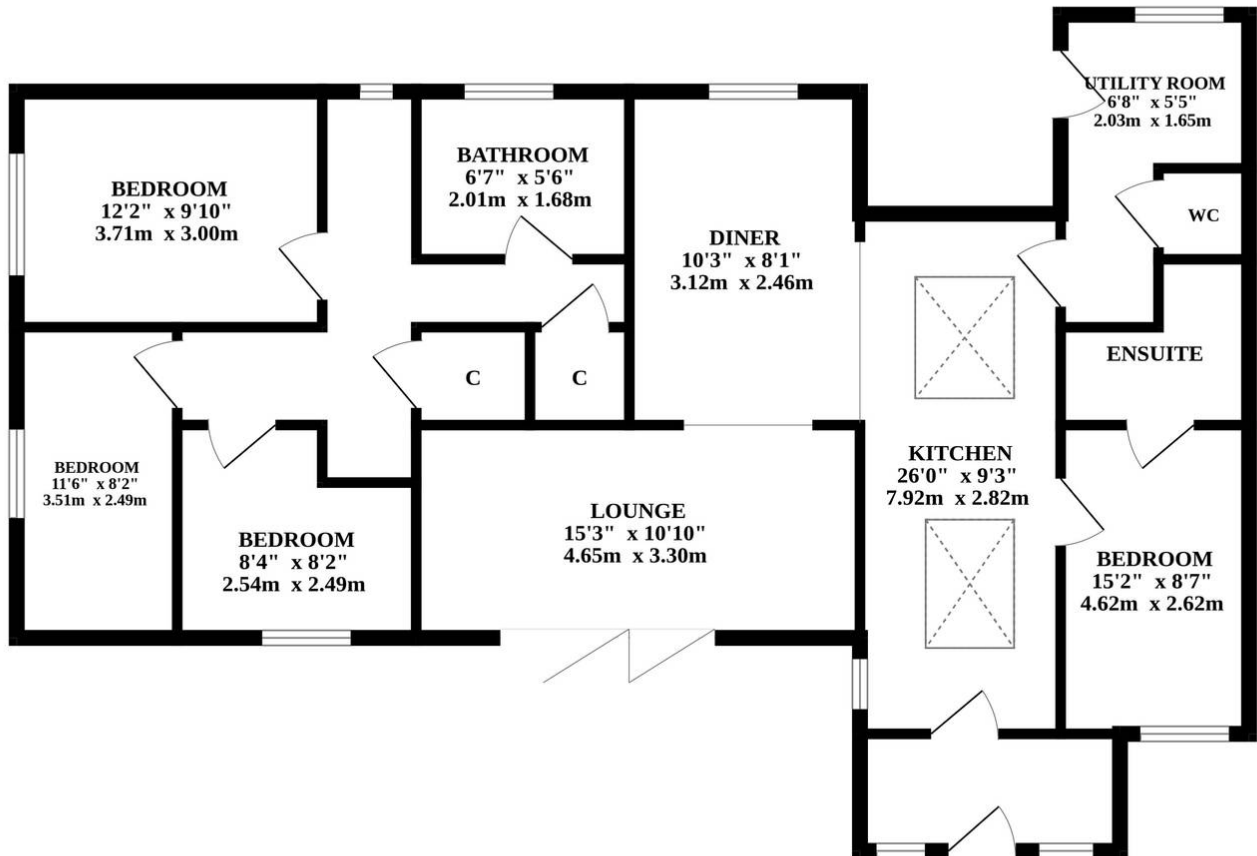
Situated on a corner plot, the property offers a generous stone driveway providing ample off-road parking, along with easy access to Norwich City Centre. The rear garden, meticulously maintained, features a spacious lawn and a small patio area, creating a peaceful outdoor retreat for enjoyment in all seasons.

Additional features of this property include a boarded loft with a ladder and storage shelves, providing extra storage space for belongings and household items, further enhancing the practicality and functionality of this already impressive home.

Offering both style and functionality, this home caters to the needs of modern living with attention to detail evident in every corner. New windows and doors have been installed throughout the property as well as a new boiler and heating system which was installed 4 years ago. From the contemporary feel that permeates the entire house to the strategic layout that maximises comfort and convenience, this property presents an exceptional opportunity for those seeking a convenient and comfortable living environment.



# GROUND 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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