



## 22 Champion Way, Hethersett

£210,000 Freehold

Guide Price: £210,000-£230,000. Located in the sought-after village of Hethersett, this two-bedroom semi-detached home is a great choice for first-time buyers or anyone seeking low-maintenance living.

Guide Price: £210,000-£230,000. Located in the sought-after village of Hethersett, this modern two-bedroom semi-detached home is a great choice for first-time buyers or anyone seeking easy, low-maintenance living. Set within a peaceful development, it offers off-road parking and a fully enclosed rear garden that's perfect for relaxing or entertaining. Inside, you'll find a bright lounge with garden access, a well-equipped kitchen, and a handy downstairs cloakroom. Upstairs boasts two comfortable bedrooms and a stylish bathroom with contemporary fittings. The village itself offers a friendly community, great local schools, shops and green spaces to explore. With Norwich just a short drive away and easy access to the A11 and Wymondham station, the location is both convenient and well-connected.

### The Location

Campion Way is situated in the popular village of Hethersett, offering a welcoming community with excellent local amenities. The village has well-regarded schools, shops, and healthcare facilities, making it a great choice for



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### **The Location**

Campion Way is situated in the popular village of Hethersett, offering a welcoming community with excellent local amenities. The village has well-regarded schools, shops, and healthcare facilities, making it a great choice for families.

There are plenty of green spaces and countryside walks nearby, while Hethersett also benefits from convenient transport links.

Norwich city centre is easily accessible by road, providing a wider range of shopping, dining, and entertainment options. The A11 is close by, offering direct routes towards Cambridge and London, and Wymondham train station is just a short drive away for rail connections.

### **Campion Way, Hethersett**

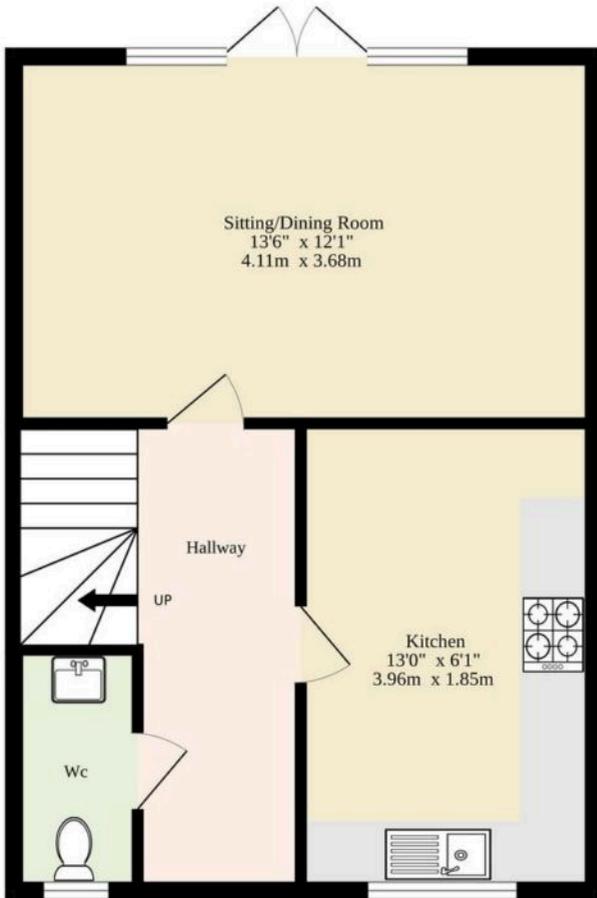
Tucked away on a well-regarded modern development, this stylish two-bedroom semi-detached home offers a fantastic opportunity for first-time buyers or those looking to downsize. With a sleek, contemporary finish throughout, the property enjoys a peaceful residential setting. A driveway provides off-road parking, while the enclosed lawned rear garden is perfect for low-maintenance outdoor living and a great space to enjoy the sunshine.

Stepping inside, the entrance hall welcomes you with practical laminate flooring and leads through to a handy downstairs cloakroom, adding everyday convenience. The lounge is a bright and inviting space, with French doors opening directly to the garden, perfect for creating that easy indoor-outdoor flow.

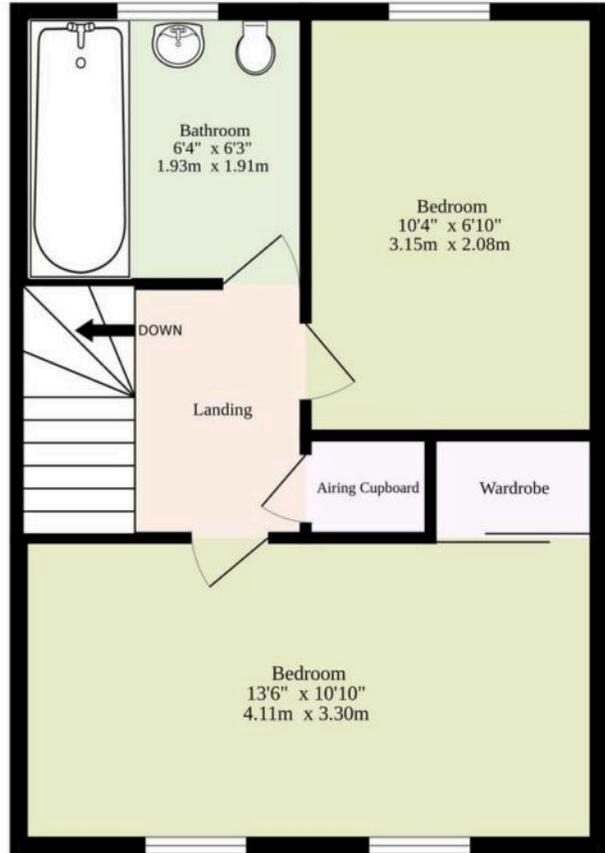
To the front of the house, the kitchen is smartly arranged with ample storage across base and wall units, and finished with attractive tiled splashbacks and flooring. Appliances include a built-in oven, a four-ring gas hob with hood above.



**Ground Floor**  
310 sq.ft. (28.8 sq.m.) approx.



**1st Floor**  
268 sq.ft. (24.9 sq.m.) approx.



**TOTAL FLOOR AREA : 578 sq.ft. (53.7 sq.m.) approx.**

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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