

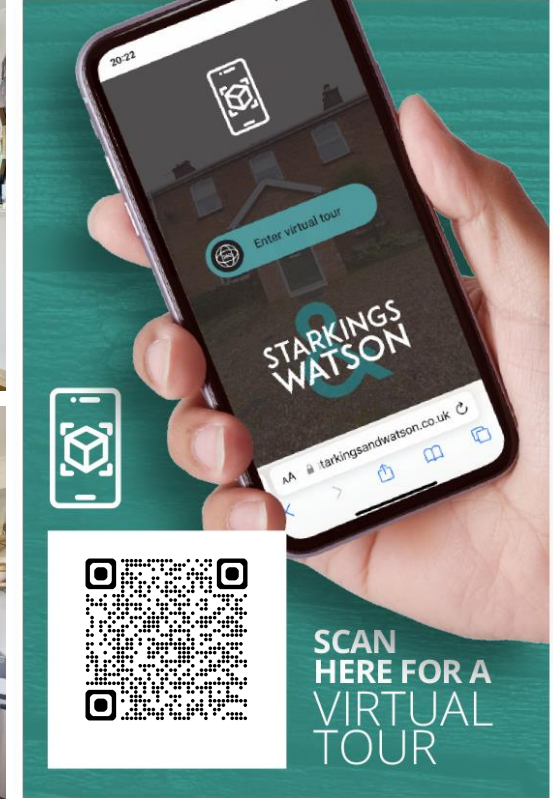
GROVE ROAD

# Hethersett, Norwich NR9 3JP

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01953 438838

# FOR SALE PROPERTY



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- Detached Family Home
- Fantastic Decorative Order Throughout
- Approved Planning For 2 Storey Extension
- 20' Dual Aspect Sitting Room
- 19' Kitchen/Dining Room With Fitted Appliances
- Three Double Bedrooms
- Generous Rear Garden
- Tandem Garage & Off Road Parking

#### IN SUMMARY

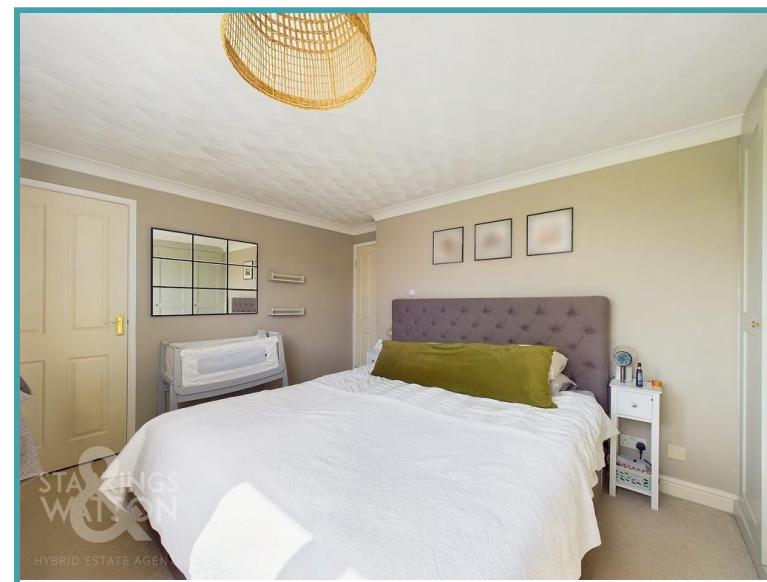
This fully modernised DETACHED FAMILY HOME is presented in FLAWLESS DECORATIVE order, having been extended to a little over 1236 Sq. ft (stms). Inside you will find a 20' SITTING ROOM, open plan 19' KITCHEN/DINING ROOM leading to a UTILITY ROOM, conservatory and cloakroom. Heading upstairs, the first floor offers THREE DOUBLE BEDROOMS and SEPARATE SHOWER and FAMILY BATHROOMS. Externally, there is AMPLE OFF ROAD PARKING and an extended TANDEM GARAGE, with a GENEROUS REAR GARDEN making the ideal spot for a family to enjoy. The property has approved planning for a two storey extension to the side and rear.

#### SETTING THE SCENE

The property can be found nestled back from the road tucked behind privacy giving hedges to the front with a timber and brick opening to the large concrete parking space and manageable grass front garden. To the side of the property there is a large timber gate allowing access to the rear garden ideal for storing a camper van or mobile home if needed.

#### THE GRAND TOUR

Stepping inside you are first met with newly laid LVT wooden flooring throughout the hallway and decorative panelling leading down towards the two piece cloakroom at the rear of the property, with gas radiator and high frosted uPVC double glazed window. Turning to your left is the open plan kitchen/dining room, this dual aspect living space is wonderfully decorated with wooden effect flooring through the formal dining area and tiled flooring into the kitchen with a range of wall and base mounted storage set around rolled edge work surfaces giving way to integrated appliances such as a dishwasher, fridge, dual ovens and induction hob with extraction above. Through from here a small lobby grants you access into the rear garden while the utility room is found at the very rear with additional storage and plumbing for the washing machine and space for the tumble dryer. The right hand side of the property offers a well-lit 20' sitting room, with tasteful decor and a large uPVC double glazed window, integrated storage and media units in front of the floor space suitable for a large lounge suite while the rear of the space offers additional floor space for soft furnishings with French doors leading into the conservatory with tall floor to ceiling uPVC glass windows and French doors into the rear garden This space currently serves as a study but could be the ideal extension of the sitting room allowing outside and inside to flow seamlessly. The first floor landing gives access to all three bedrooms while the shower room can be found directly in front, a recently updated three piece suite includes a walk in shower, vanity storage and modern gas radiator while an additional bathroom sits next door with tiled flooring, part tiled surround, heated towel rail and built in wardrobes along with a three piece suite. The largest of the bedrooms comes to the front of the



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**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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property, a large double room with newly fitted built in wardrobes, additional built in cupboard over the stairs and ample floor space for soft furnishings while the second bedroom sits on the opposite side of the property, also with carpeted flooring and a large uPVC double glazed window this generous double room currently serves as a guest room. The smaller of the three bedrooms sits towards the rear, a smaller double bedroom with views over the rear garden, this room currently serves as the perfect nursery with neutral decor and carpeted flooring.

#### THE GREAT OUTDOORS

Immediately to the rear of the property is a large concrete patio area ideal for hosting friends and family with access coming via the conservatory and the lobby near the kitchen as well as the second garage door. Beyond this is a generous laid to lawn space with timber fence surround and tall privacy giving trees to the side and rear of the garden.

#### OUT & ABOUT

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.

#### FIND US

Postcode : NR9 3JP

What3Words : ///influence.ritual.configure

#### VIRTUAL TOUR

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

#### AGENTS NOTE

Planning permission has been approved to extend the property.





Approximate total area™  
1,236.31 ft<sup>2</sup>  
114.86 m<sup>2</sup>

Reduced headroom  
8.7 ft<sup>2</sup>  
0.81 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.