

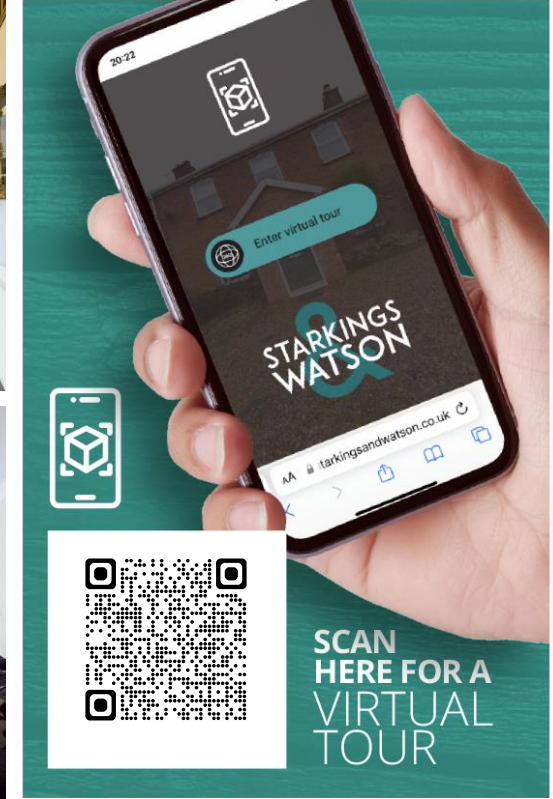
KETTS OAK

# Hethersett, Norwich NR9 3DJ

Freehold | Energy Efficiency Rating : C

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

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# STARKINGS & WATSON

- Extended Detached Chalet Bungalow
- Non-Estate Setting
- Close to A11, Hethersett Village & Wymondham
- Grand Hall Entrance with Galleried Landing
- L-Shaped Sitting Room & Separate Dining Room
- Kitchen & Adjacent Utility Room
- Up to Five Bedrooms
- Private Gardens with Large Workshop/Studio

#### IN SUMMARY

With OVER 2080 Sq. ft (stms) of accommodation and a SUBSTANTIAL OUTBUILDING, this detached 2008 renovated chalet style home enjoys a NON-ESTATE SETTING between Hethersett and Wymondham. With a FLEXIBLE LAYOUT, annexe options and the ideal space for a MULTI-GENERATIONAL or BLENDED FAMILY, this sizeable home has something for every buyer! Heading inside, the grand 19' ENTRANCE HALL with GALLERIED LANDING greets you, with DOUBLE DOORS opening the 22' L-SHAPED SITTING ROOM. Further double doors lead to the 24' DINING ROOM, with the KITCHEN and UTILITY ROOM leading off. THREE BEDROOMS can be found to the ground floor, with the main bedroom and NEWLY FITTED EN SUITE, along with a family bathroom. The GALLERIED LANDING is an ideal STUDY or PLAY SPACE, with EAVES STORAGE, shower room and TWO FURTHER BEDROOMS. The PRIVATE GARDENS are well stocked for a keen gardener and laid out perfectly for a family. The WORKSHOP/STUDIO sits to the far end with huge potential.

#### SETTING THE SCENE

Set back from the road behind low level brick walling, a brick weave driveway provides off road parking and turning space for several vehicles. Wrought iron gates to both sides of the property lead to the rear garden with double gates to the right hand side allowing for a larger access if required.

#### THE GRAND TOUR

Stepping inside, the welcoming tiled entrance hall with galleried landing above creates a focal point and wow factor as you enter. The feature tiling underfoot offers a versatile and easy to maintain space, with storage under the stairs and double doors opening up into the sitting room for that grand entrance. To the front of the property, the main bedroom can be found to your left hand side with fitted carpet underfoot uPVC double glazed window to the front and a door leading into a modernised en suite shower room. The shower room offers Aqua board splashbacks of two contrasting styles with a wet room style shower area and heated towel rail. Opposite is a double bedroom with window to front and smooth ceiling above. The family bathroom is also a great size, with a corner Jacuzzi style panelled bath, separate double shower cubicle, vanity sink unit with storage under and tile splashbacks. The double doors in the hall enter the sitting room which is a large L-shaped room, complete with a feature fireplace and wood effect flooring underfoot for ease of maintenance - the size of the room is perfect for a growing family. Leading off the sitting room, a further bedroom or study can be found with built-in storage to one side, along with the garden room which is to the rear of the property with a vaulted ceiling above and exposed brickwork. The garden room offers two sets of opening French doors and a full height window to rear, creating a light and bright space with ample room for soft furnishings and a dining table. A useful storage cupboard leads off to the far end with an opening to the main kitchen, creating a perfect open plan feel for entertaining and daily family life. The kitchen offers an extensive range of wall and base level units including space for a range style gas cooker with tile splash packs and extractor fan, tile flooring underfoot, space for general white goods including twin fridge freezers and a dishwasher, with a window and door to the side and further door back into the main sitting room. Heading upstairs this large open area



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offers storage space within the eaves and potential as a play area or home office if required. Heading down the landing, a modern shower room with a three piece suite can be found including tile splash-backs and storage under the sink, whilst the two bedrooms the rear include a double to the side with velux windows and a double to the rear with a built-in cupboard and window overlooking the rear garden

#### THE GREAT OUTDOORS

The outside space is a fantastic size, including both a large lawn but also a raised brick weave seating area, which is ideal for entertaining and alfresco dining. Raised beds run to both sides of the property of either brick or timber construction, with enclosed timber panel fencing and a range of mature planting and trees. Fruit trees including Cherry Pear, Fig, Raspberries and Blueberries can be found. At the far end of the garden, a brick built studio storage room can be found offering fantastic storage, which is separated into two sections with power lighting and windows installed.

#### 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 3DJ

What3Words : ///distracts.goad.puzzles

#### VIRTUAL TOUR

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

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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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Floor 1 Building 1



Ground Floor Building 1



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.

(1) Excluding balconies and terraces  
(2) Reduced headroom (below 1.5m/4.92ft)

Approximate total area<sup>m</sup>  
2081.74 ft<sup>2</sup>  
193.4 m<sup>2</sup>  
Reduced headroom  
115.82 ft<sup>2</sup>  
10.76 m<sup>2</sup>