

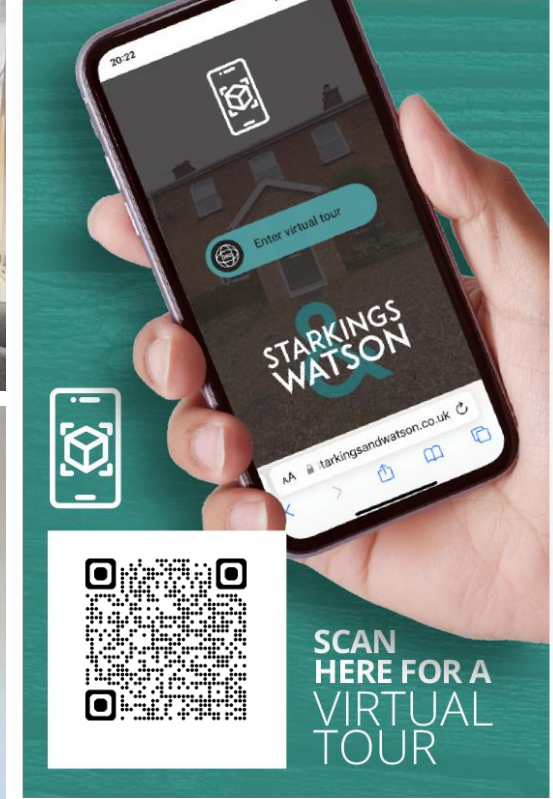
DEACON DRIVE

Hethersett, Norwich NR9 3PP

Freehold | Energy Efficiency Rating : D

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STARKINGS & WATSON

- Semi-Detached House
- No Chain
- Kitchen/Breakfast Room With Integrated Appliances
- Porch Entrance Leading To 14' Sitting Room
- Three Bedrooms
- Family Bathroom
- Private & Enclosed Rear Garden
- Off Road Parking & Garage

IN SUMMARY

NO CHAIN. This SEMI-DETACHED home can be found within this popular development with ample OFF ROAD PARKING leading to a detached brick GARAGE. With a porch entrance, the property offers a little under 700 SQ. Ft of accommodation (stms) including a ground floor WC, brilliantly spacious 14' SITTING ROOM, newly updated KITCHEN/BREAKFAST ROOM with INTEGRATED APPLIANCES and uPVC French doors into the PRIVATE and ENCLOSED REAR GARDEN. The first floor gives way to THREE BEDROOMS, with the smaller making an ideal STUDY/NURSERY and a THREE PIECE FAMILY BATHROOM with shower over the bath.

SETTING THE SCENE

The property can be found just off the main street on a slight bend with a shingle frontage featuring a tall privacy giving tree whilst a long tandem concrete driveway leads directly to the garage with up and over door.

THE GRAND TOUR

Stepping into the porch with tiled flooring underfoot, you are first met with the ideal space for hanging coats and shoes before heading on into the main accommodation whilst a ground floor WC can also be found here with a front facing frosted glass window and radiator. The main living accommodation is found with a front facing aspect and carpeted flooring underfoot. This room offers ample floor space for an array of soft furnishings whilst also housing the stairs leading towards the first floor. Through from here is the kitchen/breakfast room with all tiled flooring underfoot. The initial space has room for a formal dining table but also does feature a breakfast bar and additional storage units with uPVC French doors directly onto the rear garden patio. The main kitchen area has an array of wall and base mounted storage set around rolled edge work surfaces and multiple built in appliances such as a four ring gas hob and electric oven with extraction above, dishwasher, fridge/freezer and plumbing with space for a washing machine. The first floor landing gives way to all three bedrooms as well as the three piece family bathroom with a predominantly tiled surround, frosted glass window to the rear and shower over the bath with a glass screen. The largest of the three bedrooms is found towards the front of the property with carpeted flooring underfoot and handy inlet for potential built in wardrobe. This room currently serves as a storage room by the current owners but would clearly make an ideal main bedroom. The second bedroom currently used as the main bedroom sits with a rear facing aspect overlooking the rear garden featuring



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carpeted flooring underfoot and built in wardrobe while the smaller of the three bedrooms also sits towards the front, currently serving as a study, this room would make the ideal single bedroom or nursery if so desired.

THE GREAT OUTDOORS

The rear garden initially leads you to a flagstone patio area ideal for sitting and enjoying the summer sunshine with direct access onto the driveway while stepping through a trellised archway you will find yourself on the remainder of the garden, predominantly laid to lawn with colourful planting borders to the side and rear and a timber decked area situated just behind the garage.

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 3PP

What3Words : ///brick.costumed.acids

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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GIRAFFE 360
 standard.
 Calculations are based on RICS IPMS 3C
 plan is for illustrative purposes only.
 While every attempt has been made to
 ensure accuracy, all measurements are
 approximate, not to scale. This floor

Reduced headroom:
 Below 5 ft/1.5 m

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
 698.36 ft²
 64.88 m²
 Reduced headroom
 8.29 ft²
 0.77 m²

