



Barbastelle Crescent, Hethersett - NR9 3FR





## Barbastelle Crescent

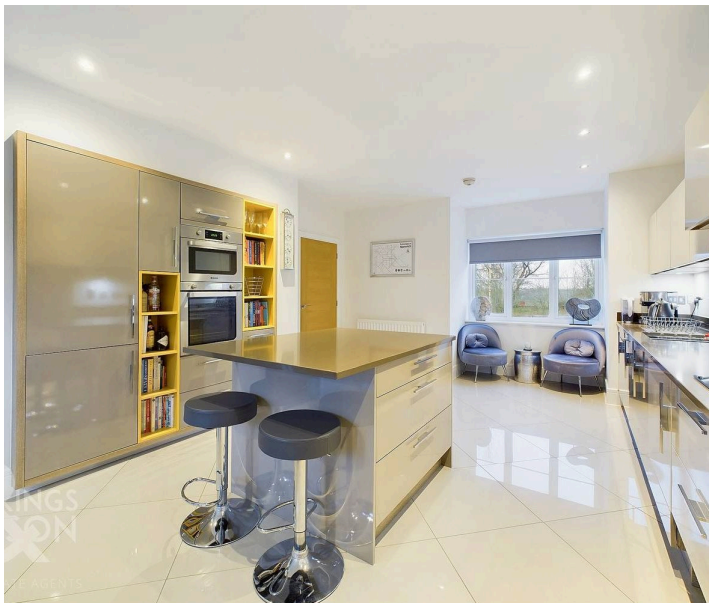
Hethersett, Norwich

This 2016 built DETACHED FAMILY HOME enjoys some 1670 Sq. ft (stms) of accommodation, with VIEWS ACROSS GREEN SPACE to front. With an L-SHAPED FOOTPRINT, the main living spaces offers DUAL ASPECT VIEWS, creating a light and bright interior, coupled with a HIGH SPECIFICATION and MODERN FINISH. The HALL ENTRANCE is completed with LARGE TILES to the floor, and an attractive EXPOSED WOOD STAIRCASE leading to the first floor. The 23' KITCHEN includes a CENTRAL ISLAND and contrasting units including a variety of WALL HUNG UNITS and a LARGE BANK of CUPBOARDS with integrated COOKING APPLIANCES. Bi-folding doors lead to the garden, whilst a 17' SITTING ROOM is the perfect size for a family. A ground floor study offers a versatile space, along with a UTILITY/CLOAKROOM which allows for LAUNDRY space. Upstairs, FIVE BEDROOMS lead off the landing, with TWO LUXURY EN SUITES and the FAMILY BATHROOM - all with IMMACULATE PRESENTATION and digital RAINFALL SHOWERS. The REAR GARDEN is lawned and partly walled, with a FRONT DRIVEWAY and further DOUBLE GARAGE and PARKING to the rear.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B





- Substantial 1670 Sq. ft Detached Home (stms)
- L-Shape Footprint with Dual Aspect Sitting Room
- Stunning 23' Kitchen with Contrasting Kitchen & Island
- Home Office to Ground Floor
- Five Bedrooms
- Immaculate Family Bathroom & Two En Suite
- Enclosed Walled Gardens
- Double Garage & Driveway

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.

#### SETTING THE SCENE

Siding onto the road, a shingle driveway offers a shared access to the main entrance along with the side driveway. A range of mature planting can be found offering privacy and screening to the front, with a driveway and double garage located to the rear of the property.



## THE GRAND TOUR

Heading inside, the hall entrance offers an ideal meet and greet space with attractive tiled flooring underfoot, and stairs rise into the first floor landing with a contrasting range of solid wood hand rails and painted balustrades. Immediately to your left is the main kitchen/dining space complete with a wide variety of built-in storage with contrasting cabinets and a central island with part of the cabinetry offering a floating design. This eye catching kitchen is both attractive and functional in its use, with the gas hob and extractor fan integrated, along with a twin built-in eye level electric oven and combination oven. The general white goods include an integrated fridge, freezer and dishwasher. The central island also forms a breakfast bar, with ample space for a dining table, with bi-folding doors leading out onto the rear garden. The front bay window creates a snug seating area with matching tile flooring from the hall running through the space. The main living room is tucked to the rear of the property, offering a sizeable room with French doors and full height windows offering excellent natural light. The rooms is finished with fitted carpet and includes a useful built-in understairs storage cupboard. Also leading off the hall entrance is a laundry and cloak room, with a contemporary white two piece suite including a low level W.C with hidden cistern and wall mounted hand wash basin, with contrasting tiled splash-backs, built-in storage and space for a washing machine. Completing the ground floor is the study with views over the green space opposite and fitted carpet under foot.

Heading upstairs, the landing offers a gallery style with built-in airing cupboard and built-in double storage cupboard with a loft access hatch above and doors leading to the five bedrooms. The first of the bedrooms can found to the left hand side comprising a double bedroom with a full width range of built-in wardrobes accessed via sliding doors and two windows offering excellent natural light. A private en-suite leads off with a contemporary white three piece suite including built-in storage, digitally controlled thermostatic rainfall shower and heated towel rail. The main bedroom sits to the rear of the property with twin dual aspect windows, a dressing area with a built-in wardrobe and sliding doors. A further en suite leads off in a matching style including built-in and recessed storage, a beautiful contemporary hand wash basin with storage below and a mixer tap above and a digitally controlled rainfall shower. Three further bedrooms at the front enjoy views over the adjacent green space, and served by the main family bathroom, which offers a matching style to the various en-suites, including contrasting tile splashbacks and a rainfall shower over the bath.

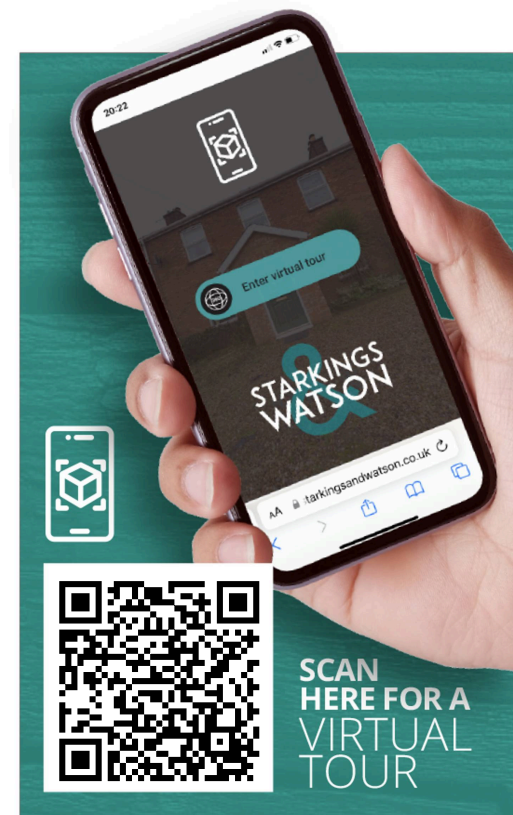
## FIND US

Postcode : NR9 3FR

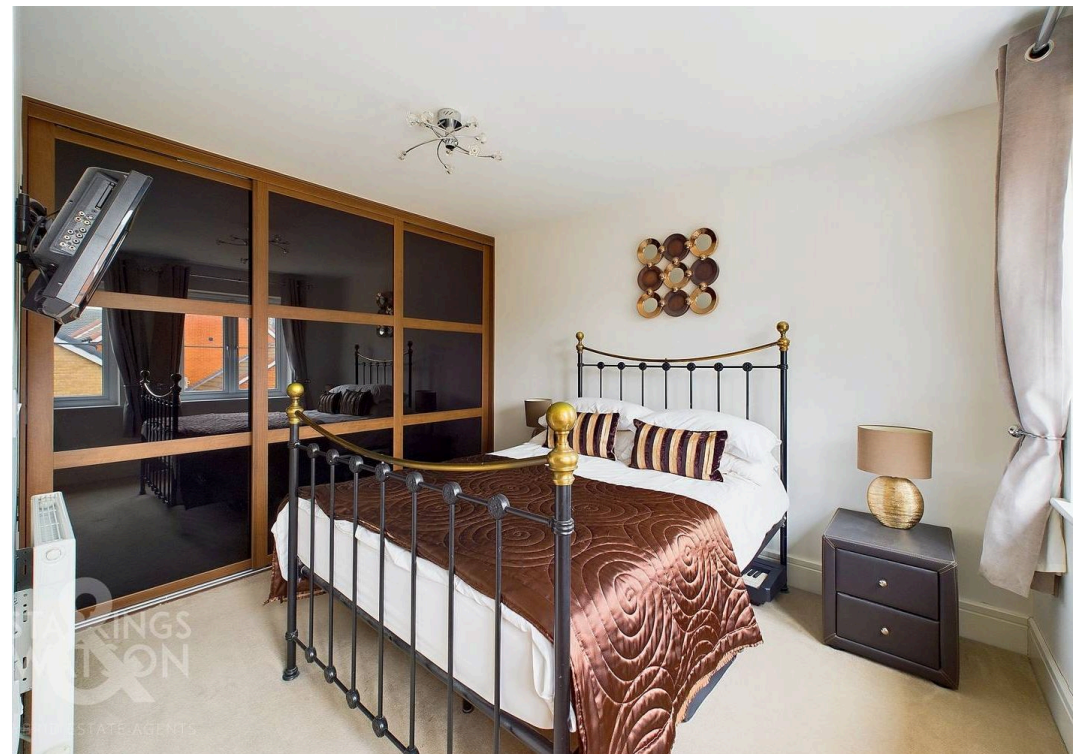
What3Words : ///handlebar.estuaries.written

## VIRTUAL TOUR

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











## THE GREAT OUTDOORS

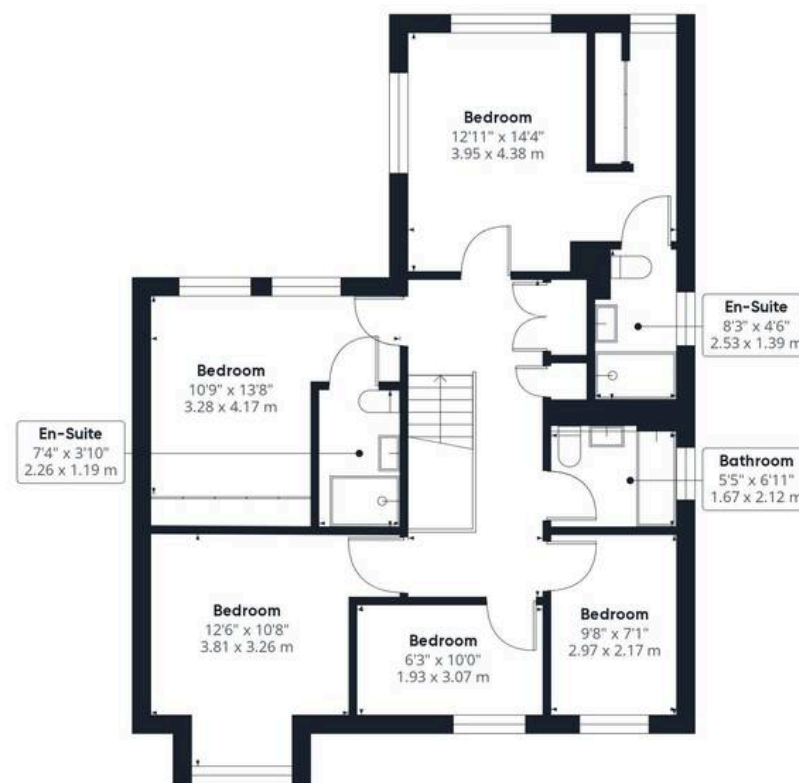
Heading outside, the garden is fully enclosed with timber panel fencing and brick walling, offering a secluded setting. An area of lawn and large patio space lead from the kitchen bi-folding doors. Potential exists to further landscape the space with a useful side access and door into the double garage. The double garage offers two up and over doors to front, storage above, power and lighting.







**Ground Floor**



**Floor 1**

**Approximate total area<sup>(1)</sup>**

1670.99 ft<sup>2</sup>

155.24 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





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