



Priory Road, Hethersett - NR9 3EY





## Priory Road

Hethersett, Norwich

Located within a QUIET and POPULAR CUL-DE-SAC within the village of HETHERSETT, this LINK-DETACHED FOUR BEDROOM FAMILY HOME offers accommodation in EXCESS of 1400 Sq. ft (stms), SINGLE GARAGE, AMPLE DRIVEWAY PARKING and LANDSCAPED GARDENS. Internally you will find a welcoming entrance hallway with W.C, front reception room/study, main sitting room and KITCHEN/DINING space. On the first floor there are FOUR GENEROUS BEDROOMS and a family bathroom. The bedroom configuration could easily be changed to accommodate either a fifth bedroom or en-suite (stp). Externally there is a BEAUTIFULLY KEPT and PRIVATE rear garden as well as lots of off road driveway parking to the front and the all important attached SINGLE GARAGE. The property benefits from uPVC DOUBLE GLAZING and GAS FIRED central heating.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

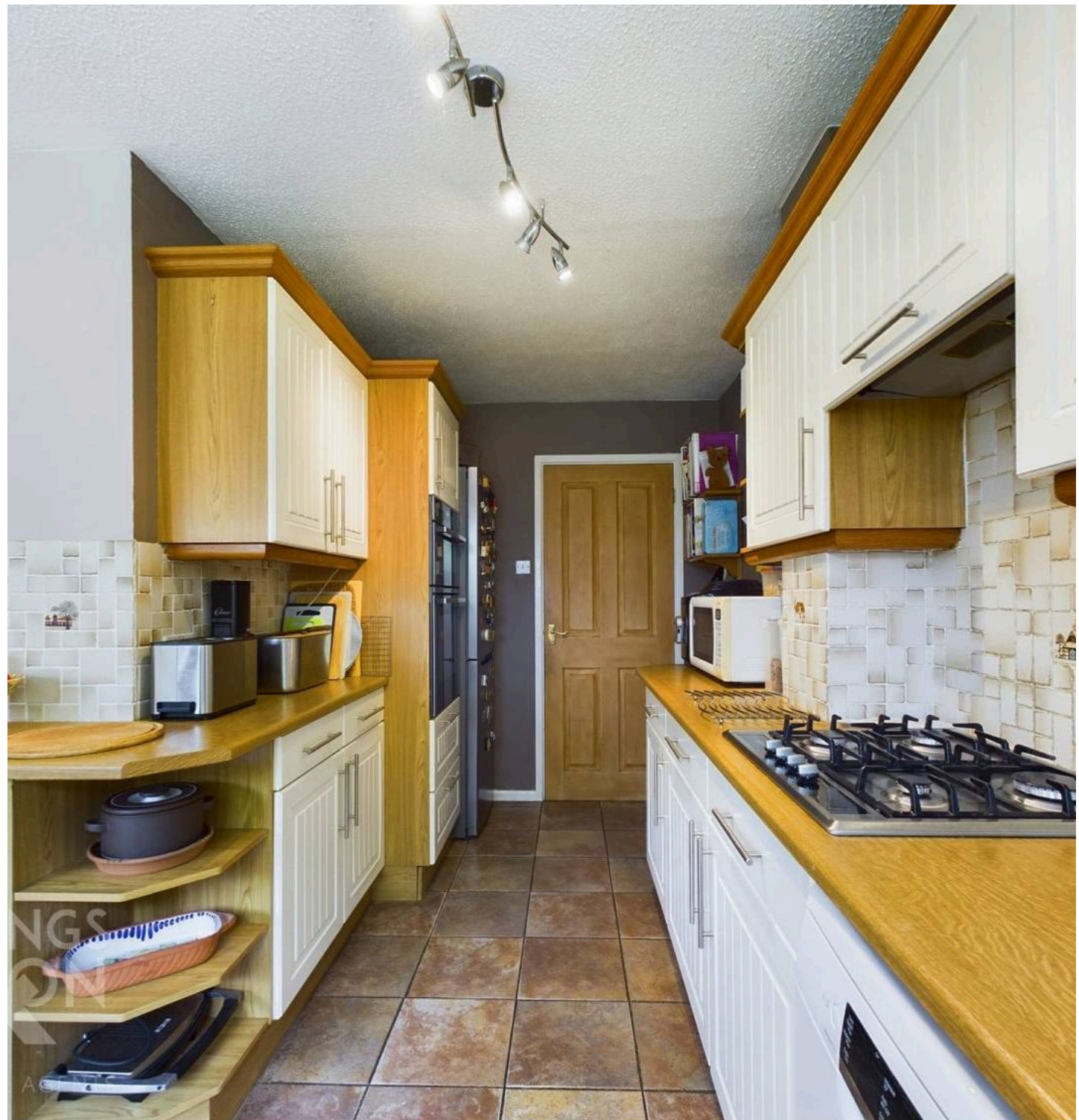


- Link-Detached Family Home
- Sought After Village Location
- Great Access for Norwich & Wymondham
- Two Main Reception Rooms
- Kitchen/Dining Room
- Four Ample Bedrooms with Scope for Five
- Private Landscaped Rear Gardens
- Ample Driveway Parking & Garage

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

The property is approached via a partly shared shingled driveway offering ample driveway parking for multiple vehicles and even a caravan, this in turn leads to the garage as well as giving access to the main entrance door.



## THE GRAND TOUR

Entering via the main covered entrance into the hallway you will find stairs to the first floor landing as well as access to the ground floor W.C. The first room off the hallway is the front reception currently used as an office/reception with dual aspect to front and side. This room offers side access to the garden and built-in storage. The main sitting room can be found to the rear overlooking the garden with feature fireplace. Completing the ground floor you will find the kitchen/dining room to the rear offering ample cupboard storage, integrated double eye level oven and gas hob with extractor fan over as well as space for all other white goods. The dining table sits around the corner and there is access to the rear garden. Leading up to the first floor landing there is loft hatch access and built-in storage. The main bedroom is currently used as a twin room with dual aspect to front and rear, and the flexibility of easily being split into two bedrooms if desired. There is then a single room and two further double bedroom to the front and rear, along with the family bathroom. There is also a single garage to the front with power and light and up and over door.

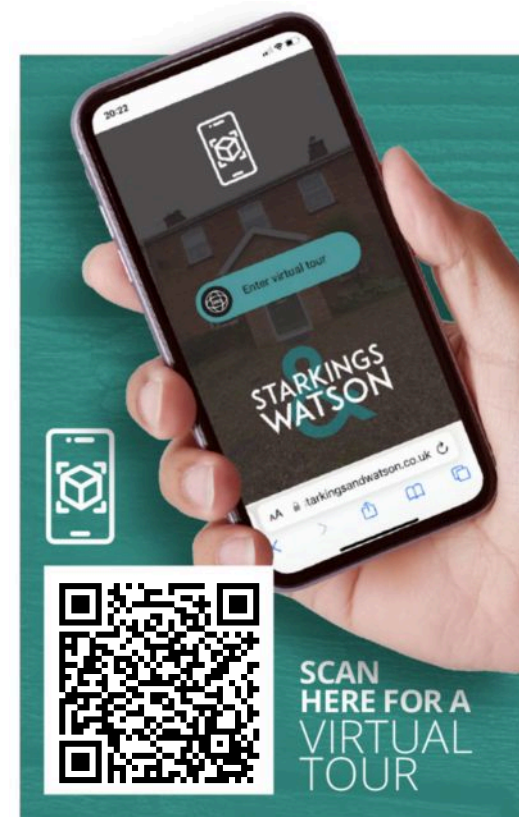
## FIND US

Postcode : NR9 3EY

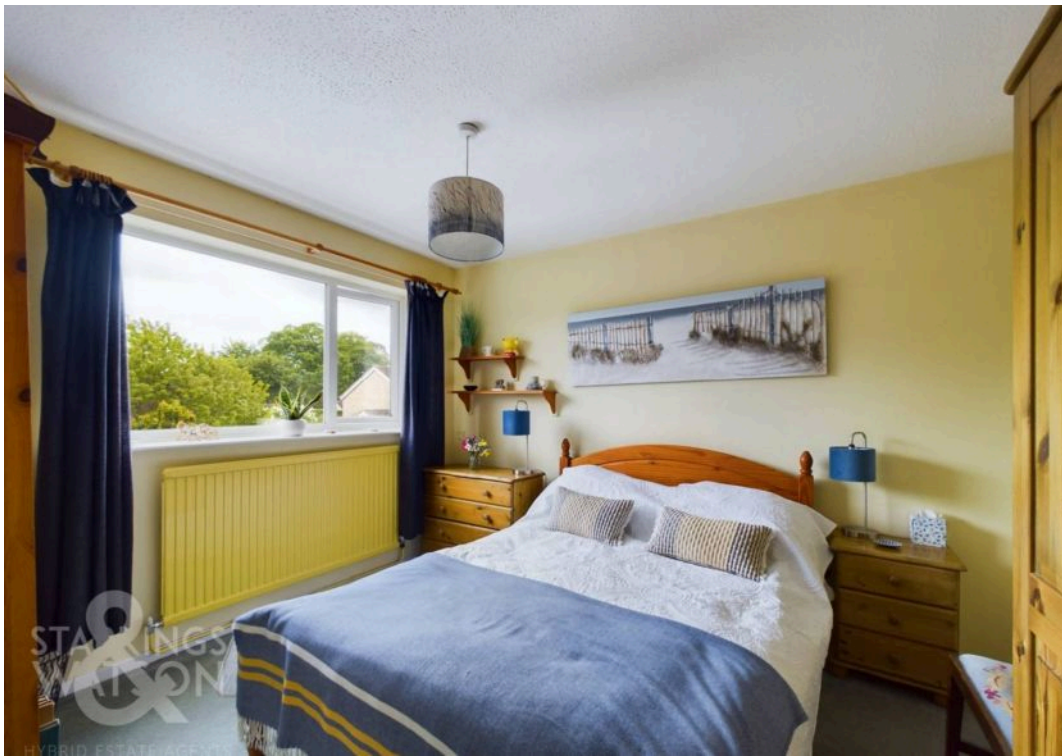
What3Words : ///centuries.upset.submerged

## VIRTUAL TOUR

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







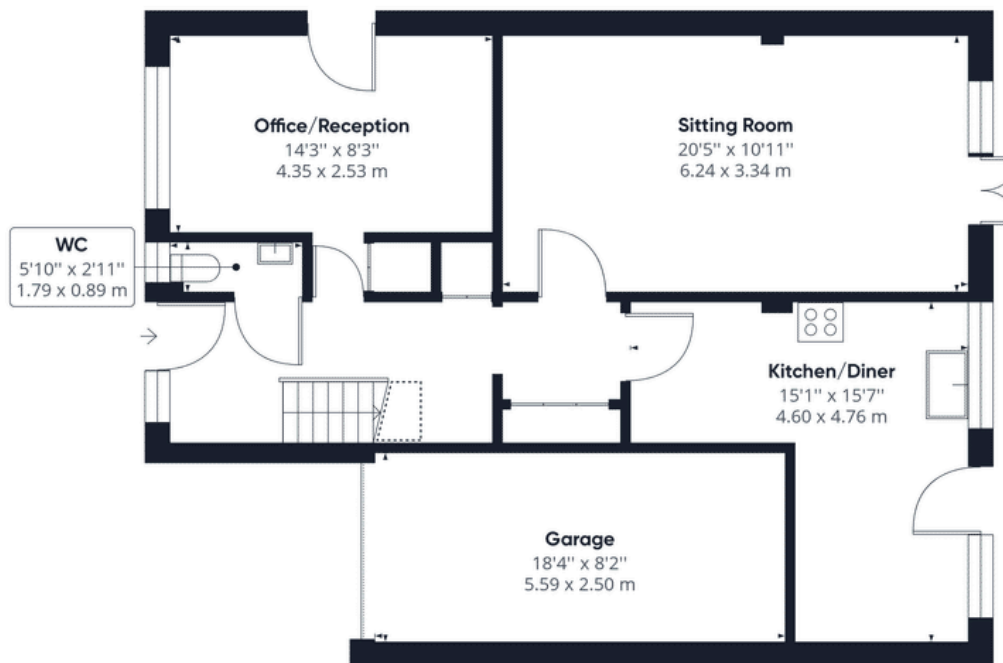




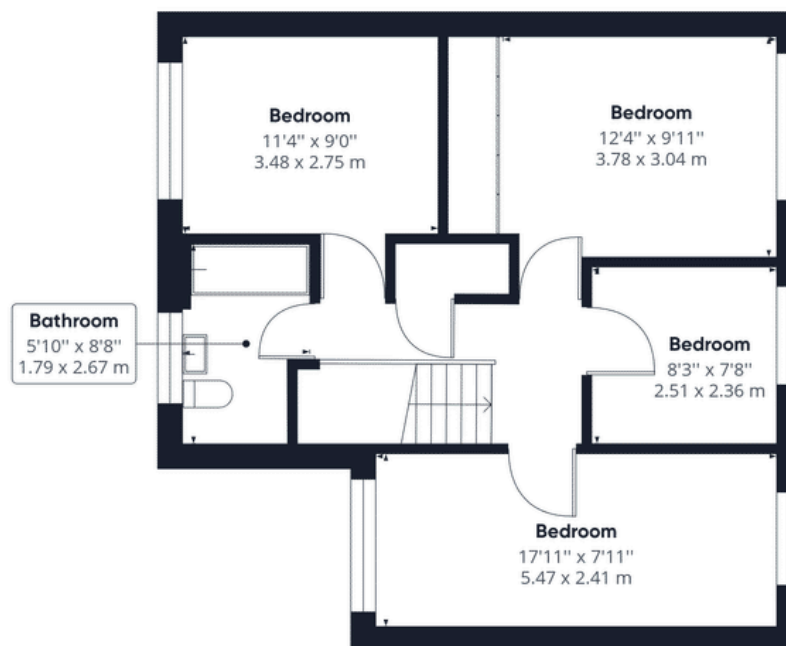
## THE GREAT OUTDOORS

The well kept and pretty rear garden is landscaped offering a generous patio leading from the rear of the house creating the perfect place for outside entertaining. There is then a feature rockery/pond as well as various planted borders, mature shrubs, trees and a lawned area. The garden is enclosed with timber fencing and offers a timber garden shed as well as gated side access to the front.





**Ground Floor**



**Floor 1**

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

1415.66 ft<sup>2</sup>

131.52 m<sup>2</sup>

**Reduced headroom**

15.89 ft<sup>2</sup>

1.48 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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

**GIRAFFE360**





## Starkings & Watson Hybrid Estate Agents

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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 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.