



Great Melton Road, Hethersett - NR9 3HB





## Great Melton Road

Hethersett, Norwich

Located in a SOUGHT AFTER village location on a recently built development, this MODERN DETACHED home presents a rare opportunity to acquire an IMMACULATELY presented property boasting contemporary design and ample living space over two floors. The property offers an entrance porch and opens into a SPACIOUS OPEN PLAN KITCHEN/DINING ROOM, providing the perfect setting for family meals and entertaining guests. The sitting room to the rear features BI-FOLDING doors that seamlessly connect the indoor and outdoor spaces, leading onto the fully landscaped rear gardens. Completing the ground floor is a large W/C. Upstairs, the property hosts THREE GENEROUS bedrooms, including a master suite with a stylish EN-SUITE shower room, as well as a further bathroom serving the remaining bedrooms. Completing the accommodation is the STUNNING FULLY LANDSCAPED REAR GARDENS designed to be low maintenance as well as the ample DRIVEWAY PARKING parking to the side, ensuring convenience for the modern homeowner seeking both style and practicality in their new residence.



- Modern Recently Built Detached Home
- Sought After Village Location
- Immaculate Presentation Throughout
- Open Plan Kitchen/Dining Room
- Sitting Room With Bi-Folds Onto The Garden
- Three Ample Bedrooms & Two Stylish Bathrooms
- Fully Landscaped Rear Gardens
- Ample Driveway Parking To Side

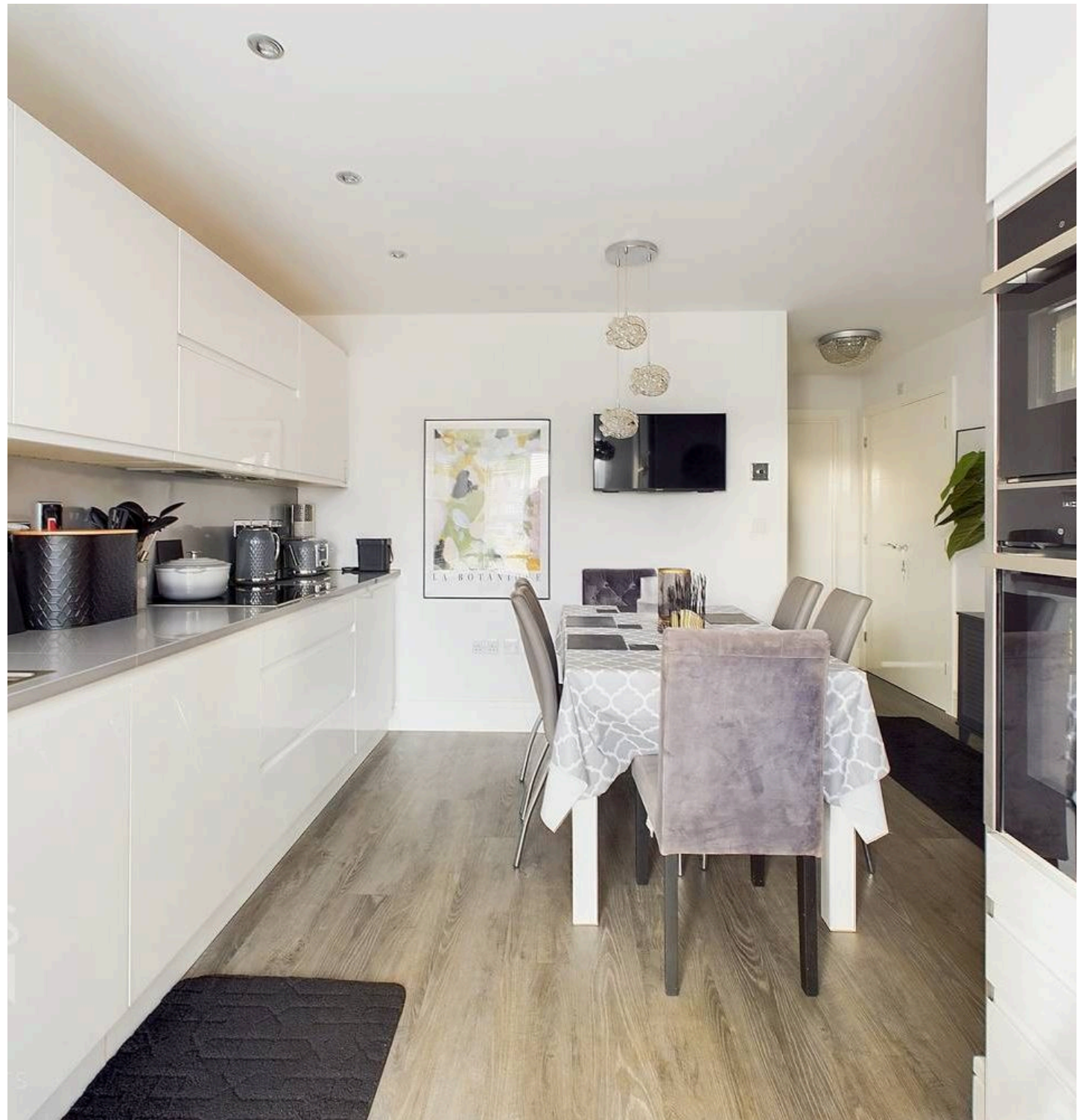
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

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 large shingled parking area set back from Great Melton Road with access to the private hard standing driveway to the side suitable for two vehicles. You will find a pathway leading to the main front door as well as paved and shingled frontage also. There is also a gate from the driveway to the rear garden.

## THE GRAND TOUR

Entering via the main entrance door to the front you will find a very useful porch entrance with built in storage for coats and shoes. This in turn opens into the open plan kitchen/dining room with a continuation of the same wood effect flooring. The stairs are located straight ahead with understairs storage also and the large W/C is tucked around the corner. The kitchen/dining room offers ample space for hosting guest and a large dining table. The kitchen itself comprises a modern sleek range of wall and base units with solid worktops over. There are integrated appliances to include double eye level ovens, induction hob, dishwasher and fridge/freezer, with the addition of a large window to the front allowing plenty of natural light into the room. To the rear of the house is the main sitting room with bi-folding doors opening the garden. This room has been tastefully finished and offers plenty of space for soft furnishings. Heading up to the first floor landing there is fitted storage and loft hatch access. You will find three ample bedrooms off landing, with two doubles and one single. The main bedroom found to the rear offers fitted wardrobes as well as a stylish re-fitted en-suite shower room with rainfall shower. The family bathroom off landing again has been beautifully re-fitted and offers a bath with rainfall shower over.

## FIND US

Postcode : NR9 3HB

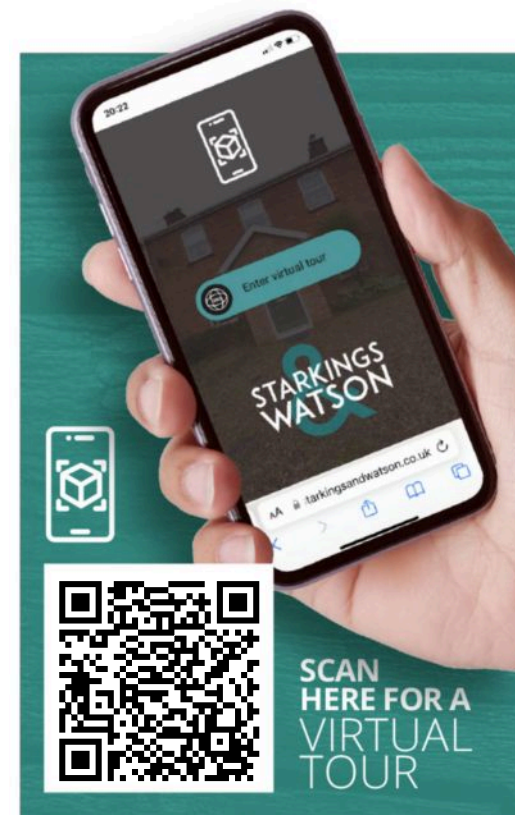
What3Words : ///alongside.regaining.rooks

## VIRTUAL TOUR

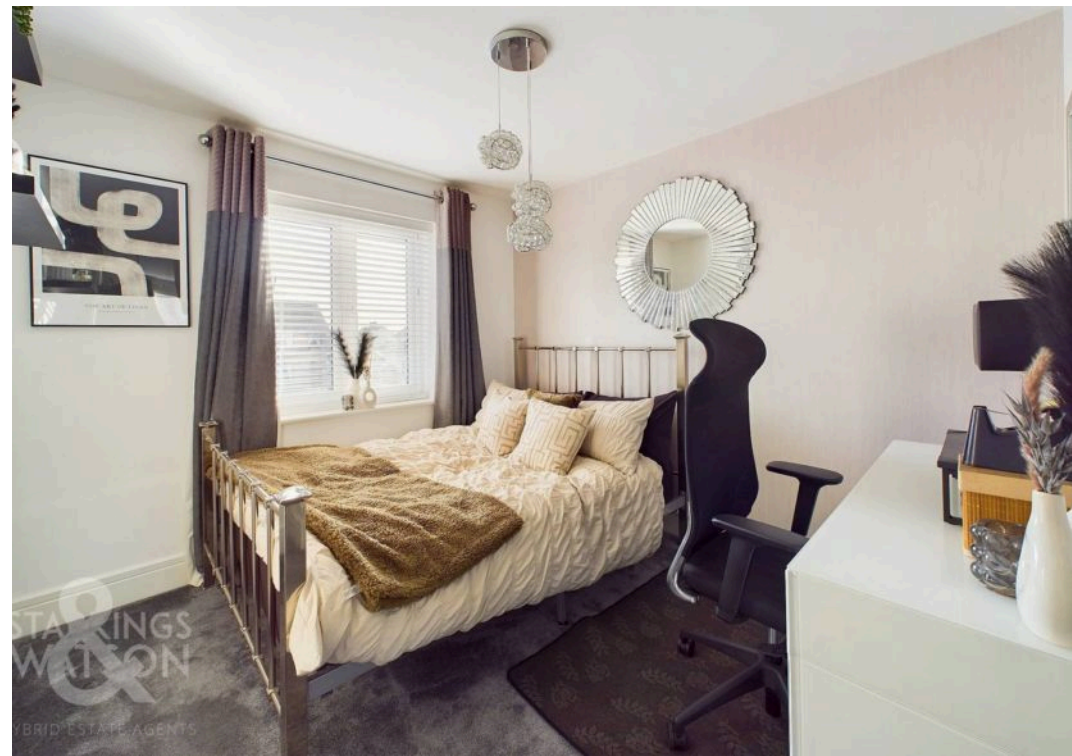
View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTE

Buyers are advised there is a communal charge of approx. £230 PA for the upkeep of communal areas.







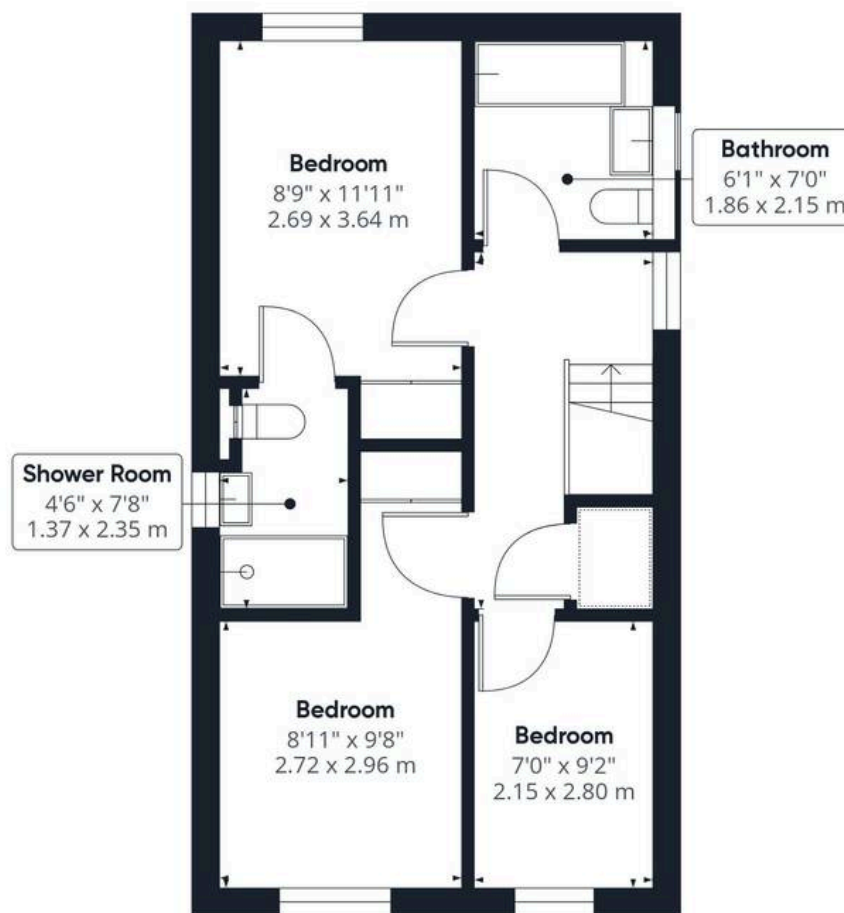




## THE GREAT OUTDOORS

Offering a good degree of privacy, the enclosed rear garden has been extensively landscaped, creating a peaceful haven ideal for entertaining, as well as being low maintenance. The garden offers a large paved patio with plenty of space for a large table. This leads onto the main section of garden which is laid to artificial turf and is flanked by planting borders, with well kept and mature shrubs. You will find a raised decked area to the rear of the garden and to the side a timber storage shed, with side gate access onto the driveway.





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

913.87 ft<sup>2</sup>

84.9 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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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.