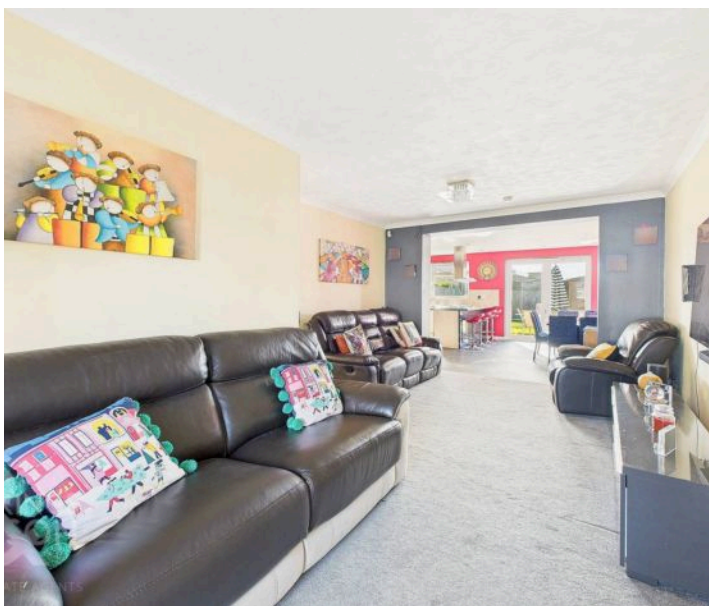




Childs Road, Hethersett - NR9 3HN



Childs Road

Hethersett, Norwich

NO CHAIN! Located within the SOUGHT AFTER VILLAGE LOCATION of HETHERSETT, this impressive FOUR BEDROOM SEMI-DETACHED HOUSE is a rare find on the market, presenting a golden opportunity with NO CHAIN!. Boasting a generous EXTENDED FOOTPRINT over 1250 sqft (STMS), the property welcomes you with a large open plan kitchen/diner/family room to the rear as well as a large separate utility and separate sitting room, ideal for both daily living and entertaining. The accommodation further comprises FOUR BEDROOMS over two floors as well as two bathrooms, providing ample space for a growing family or those seeking extra room to breathe. The property also suits multi-generational living. The home is also is thoughtfully equipped with NEWLY FITTED gas-fired boiler, SOLAR PANELS and and EV CHARGER offering modern comforts and eco-friendly features. Its prime location ensures easy walking distance to schools and amenities, making every-day living more convenient and enjoyable.

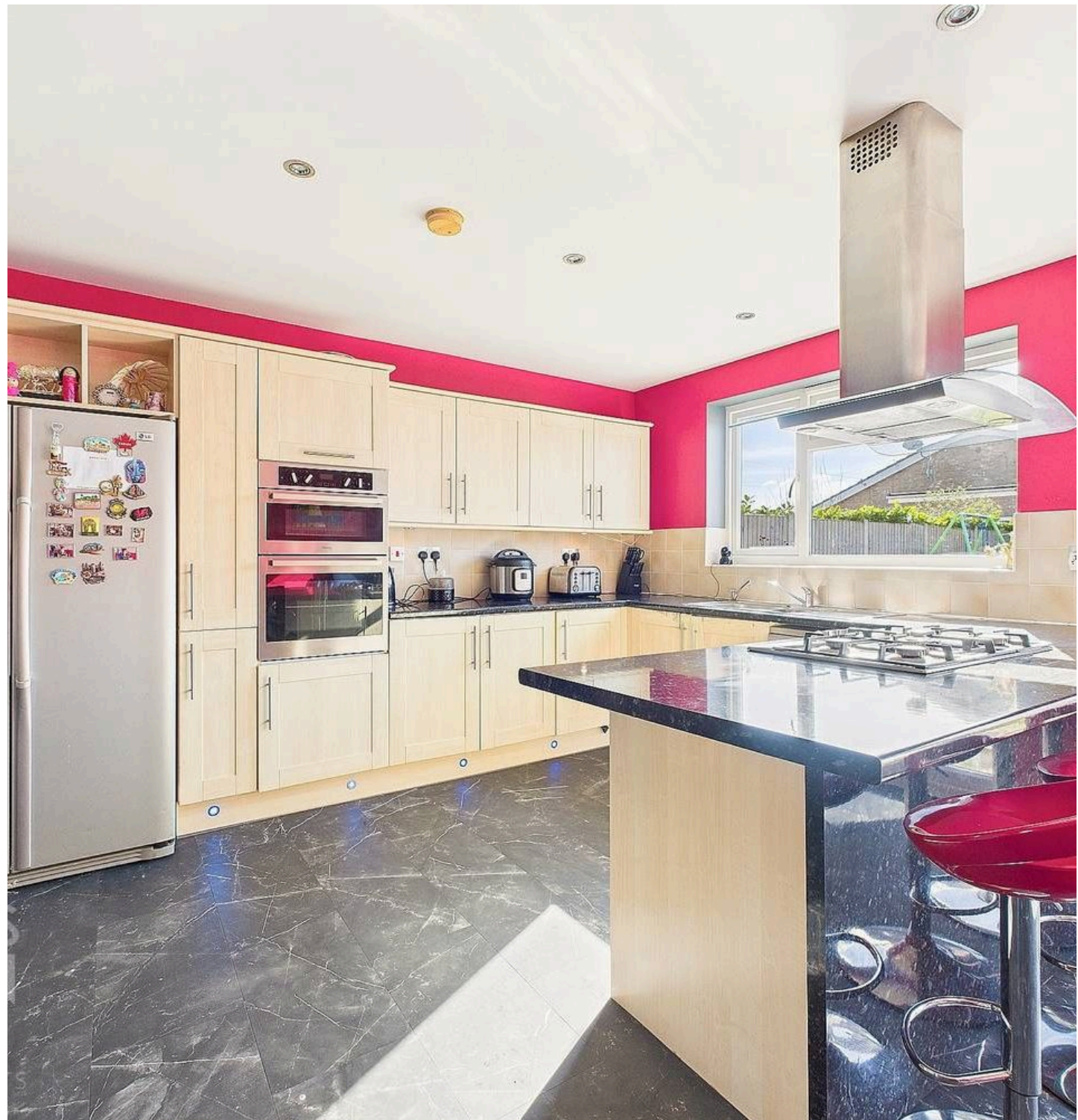
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- No Chain!
- Generous Extended Footprint Over 1250 SQFT (stms)
- Large Open Plan Kitchen/Diner/Family Room
- Four Bedrooms & Two Bathrooms Over Two Floors
- Sunny & Private Rear Gardens
- New gas Fired Boiler, Solar Panels & EV Charger
- Sought After Village Location
- Easy Walking Distance To Schools & Amenities

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

Approached to the front with hard standing driveway parking for multiple vehicles, there is also a lawn and a shingled pathway to the main entrance door to the front of the house. To the side there is a secure gate leading to the rear garden.

THE GRAND TOUR

Entering via the main entrance door to the front you will find an entrance hallway with stairs to the first floor landing as well as built in storage cupboard. To the right is the main sitting room with plenty of space for soft furnishings as well as understairs cupboard for storage and access into the utility room. The sitting room is also open plan to the extended kitchen/dining area to the rear providing a wonderful flow for family life. The kitchen/dining area benefits from a sunny aspect and double doors onto the rear garden as well as space for a large table and a large breakfast bar. The kitchen benefits from a wide range of wall and base level units with solid worktops over as well as integrated eye level oven and grill with gas hob, space for double fridge/freezer and dishwasher as well as plinth lighting and access into the utility room. The utility offers a range of units with space and plumbing for washing machine and further white goods as well as a door to the side access. From the utility you will find access to the ground floor shower room with w/c and the front downstairs bedroom which was previously the garage having been converted. Heading up to the first floor landing you will find three large bedrooms one of which benefits from a fitted storage cupboard. There is also a fully tiled family bathroom with bath and shower over as well as W/C and hand wash basin. The current owners have carried out a number of recent upgrades to include a new gas fired central heating boiler, new flooring in the sitting room, hallway and kitchen/dining room, new garden fencing and garden shed as well as a new loft hatch and loft ladder.

FIND US

Postcode : NR9 3HN

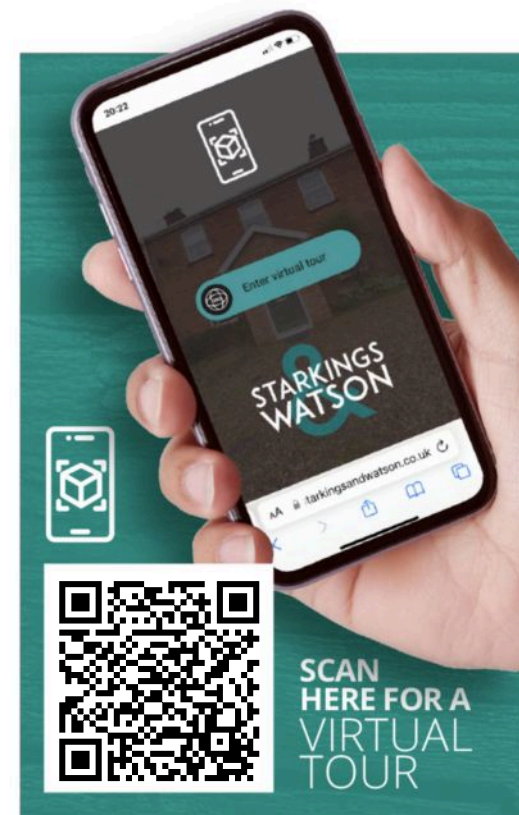
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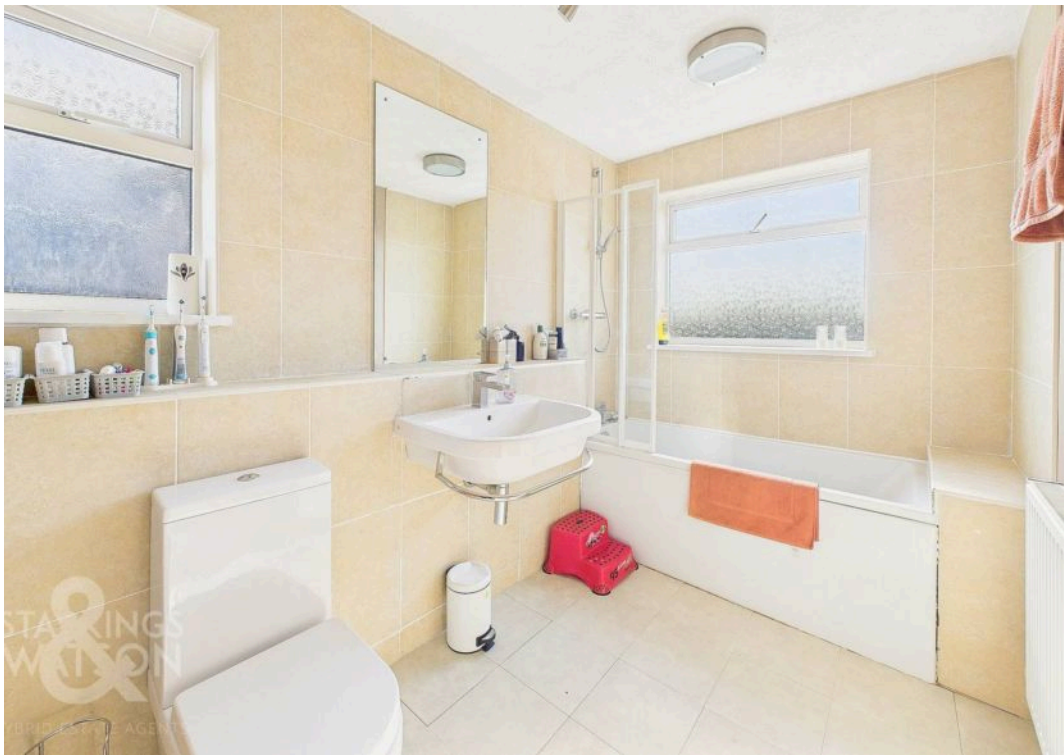
VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised the property benefits from solar panels to the rear facing roof owned by the property itself.







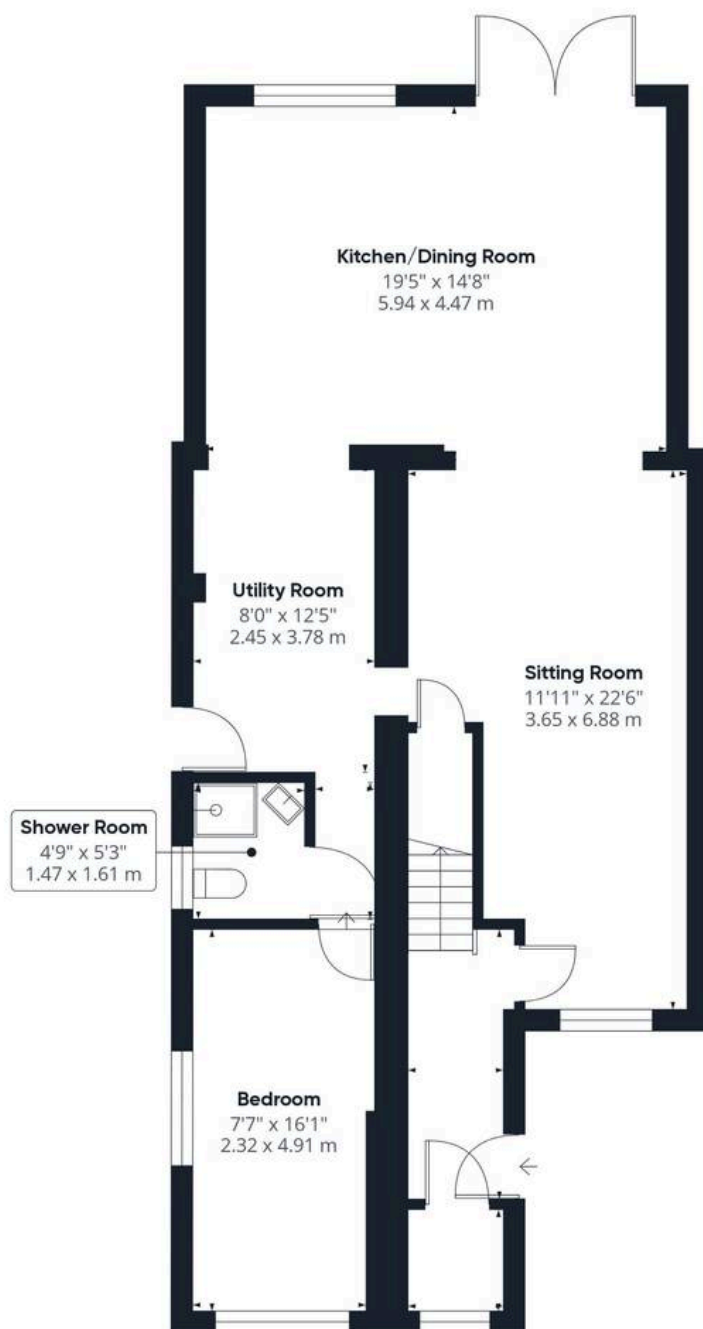
THE GREAT OUTDOORS

The private and sunny rear garden offers a good degree of space for all the family to enjoy. You will find a paved terrace area as well as generous lawns and a timber shed. The garden is also enclosed with timber fencing and there is a gated side access leading to the front.

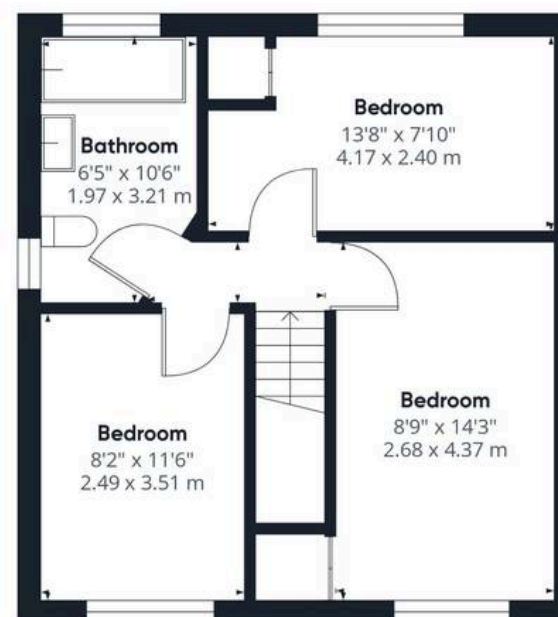
Driveway

Driveway parking to the front for multiple vehicles.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1287.68 ft²

119.63 m²

(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.