



Back Lane, Hethersett - NR9 3JJ



Back Lane

Hethersett, Norwich

NO CHAIN. With a WEALTH OF POTENTIAL both inside and outside, this SEMI-DETACHED home is in need of some modernisation however offers an exciting prospect as a FAMILY HOME having the POTENTIAL TO EXTEND (stp) whilst still leaving a fantastic rear garden. Internally, there are THREE RECEPTION ROOMS including a 16' DUAL ASPECT SITTING ROOM and separate SNUG room with ground floor family bathroom. The first floor offers THREE BEDROOMS, all generous in size with tree lined aspects out of every window. The rear garden is bordered by mature trees and hedges giving privacy while a driveway offers OFF ROAD PARKING.



Council Tax band: B

Tenure: Freehold

- Semi-Detached House
- No Chain
- Potential To Extend (stp)
- Three Reception Rooms
- Three Bedrooms
- Generously Sized Plot & Private Gardens
- Large Off Road Parking & Potential To Add A Garage (stp)
- Ideal Family Home

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 can be accessed through an opening off a quiet street. Tall privacy-giving hedges running either side off a tarmac driveway switches to lawn allowing the possibility for a larger driveway to be added over time for parking of multiple vehicles. The main door comes to your right while access for the rear garden comes to the side of the home also.

THE GRAND TOUR

Once inside, the central hallway allows access to all living accommodation on the ground floor as well as stairs for the first floor and three piece family bathroom suites to your left. The bathroom suite comes with fully tiled flooring and dual aspect windows with a partially tiled surround and low level radiator. Directly ahead as you enter is the kitchen/dining area with all tiled flooring and another dual facing aspect.



This room currently houses wall and base mounted storage units with freestanding appliances including a fridge/freezer, oven and hob with an access door taking you directly into the rear garden. Just off from the kitchen/dining room is a snug sitting room area perfectly used as a potential dining room or family room with all carpeted flooring and large uPVC double glazed window into the rear garden. This room currently houses the gas heater with access to the back boiler heating system, where the space is perfectly positioned to be opened into the kitchen to create a more open plan feel if desired. The adjacent side of the home currently houses a well proportioned sitting room measuring some 16ft in length. The dual aspect allows natural light to flood the room whilst carpeted flooring leaves space for a mixture of soft furnishings and a red brick feature fireplace currently adorns the wall with a tiled hearth. The first floor landing allows access into all three of the bedrooms within the home, with the smallest coming directly at the top of the stairs, perfectly suited as a large single bedroom, potential study or nursery with all carpeted flooring and front facing window. Sitting next door is the second bedroom, a generously sized double room allowing space for a large bed and additional storage solutions with views into the rear garden, whilst the largest of the bedrooms sits just behind the stairs. With built in storage cupboard and a dual facing aspect, this room too could easily accommodate a large double bed and many additional soft furnishings.

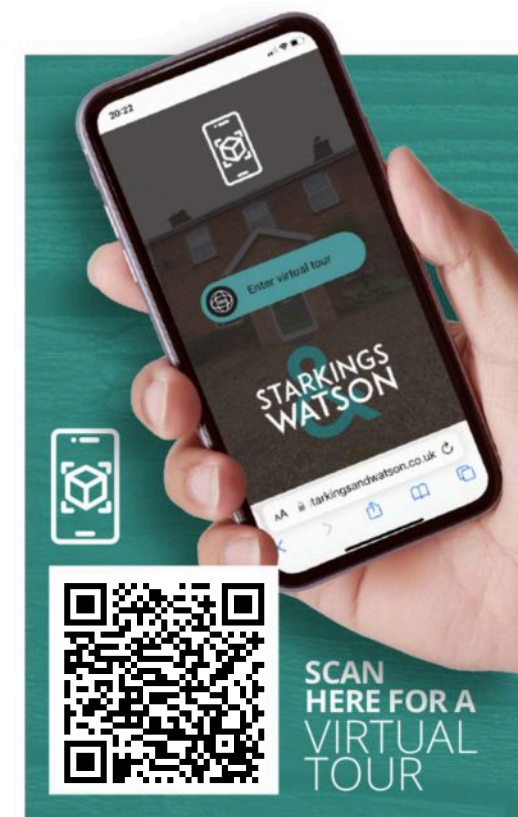
FIND US

Postcode : NR9 3JJ

What3Words : [///blogs.committee.exists](https://www.what3words.com/committee.exists)

VIRTUAL TOUR

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





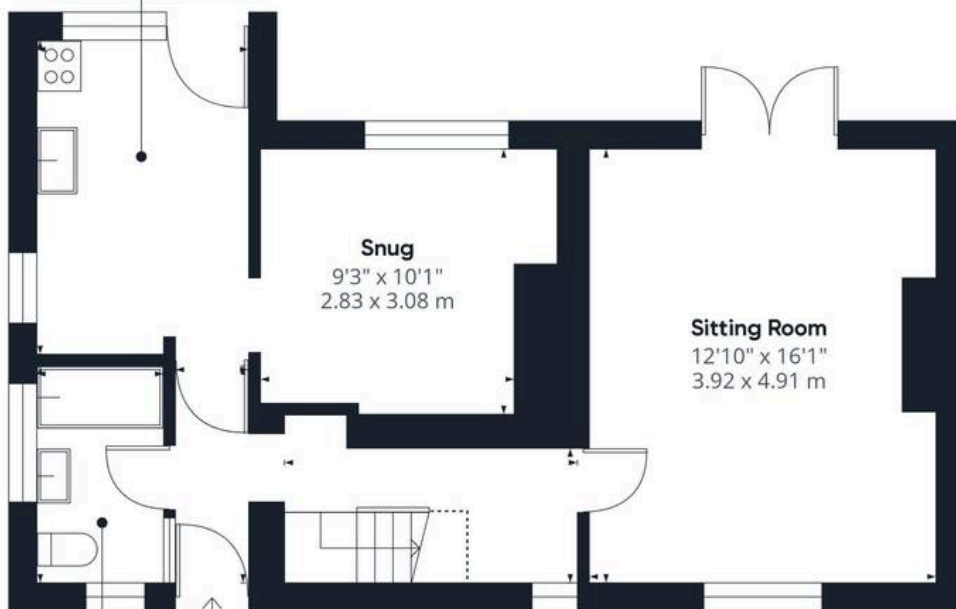


THE GREAT OUTDOORS

The rear garden itself is very generous in size, fully enclosed to both sides and the rear with timber fencing and tall mature shrubs and hedges allow for privacy at every corner. A large lawn space reaches back with colourful planting borders throughout the home ideal for entertaining family and friends, while a small patio area sits outside the French doors to the sitting room.



Kitchen/Dining Room
7'11" x 11'8"
2.42 x 3.57 m



Bathroom
4'10" x 7'8"
1.50 x 2.35 m

Ground Floor



Floor 1

Approximate total area⁽¹⁾

858.42 ft²

79.75 m²

Reduced headroom

8.8 ft²

0.82 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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



Starkings & Watson Hybrid Estate Agents

46 Back Lane, Wymondham - NR18 0LB

01953 438838 • wymondham@starkingsandwatson.co.uk • starkingsandwatson.co.uk

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.