



Dormouse Way, Hethersett - NR9 3GY



Dormouse Way

Hethersett, Norwich

Offered in flawless condition, this SEMI-DETACHED HOUSE has been tastefully updated by the current owners to offer an attractive setting. The main living space comprises a 22' OPEN PLAN kitchen/sitting room with INTEGRATED APPLIANCES and BREAKFAST BAR with direct access to the ground floor WC and French doors taking you into the PRIVATE REAR GARDEN. The first floor offers TWO DOUBLE BEDROOMS both with carpeted flooring and additional storage space and a three piece bathroom suite sat in-between with full length tiling and shower head mounted over the bath. To the very front of the home, a brick weave DRIVEWAY offers OFF ROAD PARKING for two vehicles.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Semi-Detached House
- Immaculate Décor Throughout
- Upgraded Kitchen With Integrated Appliances
- 22' Open Plan Living Space
- Two Double Bedrooms
- Family Bathroom & Ground Floor WC
- Private & Enclosed Rear Garden
- Driveway For Two Cars

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 set back from the street where a brick weave driveway allows for parking of two vehicles with a flagstone footpath taking you to the side of the home and through a swinging timber gate into the rear garden whilst also taking you towards the front door where a tiled and pitched awning sits above.



THE GRAND TOUR

Stepping inside the property, the first thing you will notice is the immaculate décor currently presented by the current owners with stairs for the first floor sitting directly ahead and door to the main living area to your right. Once inside, a 22' dual aspect living space emerges complete with newly laid herringbone flooring and immediately to your right an updated kitchen with a wide range of wall and base mounted storage units with wood effect work surfaces which in turn give way to integrated appliances including a four ring gas burner hob with extraction above, electric oven, plus a fridge/freezer. Stepping beyond the extended work surfaces which creates breakfast bar seating, the two piece WC can be found whilst the open floor space emerges creating the perfect spot for a sitting room suite in front of the uPVC double glazed French doors complete with fitted privacy blinds.

The first floor landing splits in both directions to offer you into both of the double bedrooms as well as the three piece family bathroom suite another well decorated room with a fitted shower head over the bath, glass screen and updated fully tiled surround. Turning to your left you will find the first of the double bedrooms with views over the rear garden and radiator mounted below the window. Carpeted flooring leaves room for a double bed and additional storage solutions whilst the room towards the front of the home is a similar size only marginally smaller whilst still leaving room for another double bed and additional storage solutions on carpeted flooring with a dual front facing aspect.

FIND US

Postcode : NR9 3GY

What3Words : ///wiring.eyelashes.cycled

VIRTUAL TOUR

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







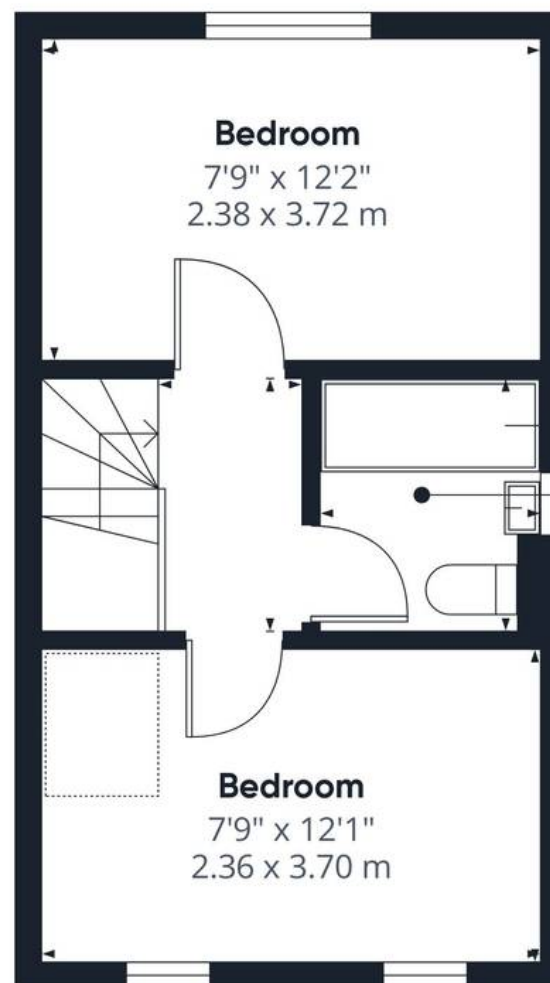
THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the rear with timber fencing where a open lawn space reaches back offering privacy with side access taking you towards the front of the home.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

498.58 ft²

46.32 m²

Reduced headroom

10.4 ft²

0.97 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 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.