



New Road, Hethersett - NR9 3HQ



New Road

Hethersett, Norwich

Situated on the outskirts of the highly sought after village of HETHERSETT is this DECEPTIVELY SPACIOUS CHALET STYLE family home which occupies a plot of 0.2 acres (stms), and has been EXTENDED and FULLY REFURBISHED. The accommodation which is highly FLEXIBLE and VERSITILE extends to approximately 1500 SQFT (stms) and includes a 23' OPEN PLAN RECEPTION SPACE with bi-folding doors onto the garden, an ideal space for entertaining. There is a modernised kitchen and utility, UP TO FIVE BEDROOMS if required OR another reception room on the ground floor ideal for HOME WORKING as well as two bathrooms also. The property also benefits from a STUNNING OAK FRAMED ENTRANCE PORCH with GLAZED APEX. Set back from the road with a SHINGLE DRIVEWAY and garage beyond, ample parking leads to the property. The stunning rear gardens offer a huge expanse for large families to enjoy as well as good degree of privacy. The property really does offer a great deal of flexibility with the generous layout and could be configured in a number of different ways depending on preference. There is also further extension potential (stp) due to the size of the plot.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Impressive Detached Chalet Style Home
- Almost 1500 SQFT Internally (stms)
- Approx. 0.2 Acre Plot (stms)
- Extended & Fully Modernised
- Open Plan Living with Bi-Folding Doors
- Highly Flexible Layout With Four Or Five Bedrooms
- Updated Kitchen & Utility Room
- Stunning Oak & Glazed Porch Entrance
- Large Shingled Driveway & Stunning Rear Gardens
- Sought After Village Location

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 via the gated entrance, you will find an expansive shingled driveway to the front providing off road parking for a number of vehicles. The frontage also offers an array of planting beds well stocked with shrubs as well as secure gates to the side which lead to the garage beyond and the gardens. To the front there is also a stunning oak framed porch which leads into the house itself.

THE GRAND TOUR

Entering via the main entrance door to the front there is a stunning oak framed porch providing space for coats and shoes leading into the entrance hallway with stairs ahead to the first floor. The first room to the right is a ground floor bedroom or reception depending on preference currently used as a home office space. On the other side of the hallway is another bedroom / reception meaning you could easily live on the ground floor if required. There is a ground floor bathroom also off the hallway with a w/c hand wash basin, bath and shower over. A door leads through from the hallway to the open plan reception space which features a dining area initially opening into a light filled sitting room beyond with bi-folding doors onto the rear garden as well as further double doors. Off the dining room is the re-furbished kitchen which features a range of fitted wall and base level units with wood effect worktops over. You will find a one and half bowl ceramic sink and drainer, space for a double range style oven, space for dishwasher and fridge/freezer. The kitchen leads through to the utility with space for washing machine as well as further storage units and worktops and a door to the rear garden.

Heading up to the first floor landing you will find three ample bedrooms and a family bathroom. In addition there is a large fitted storage cupboard providing plenty of space. Two bedrooms to the front of the house can be found with the main master room offering a range of fitted wardrobes. The final bedroom is found to the rear of the house overlooking the garden adjacent to the bathroom which offers a w/c, hand wash basin and bath with shower over.

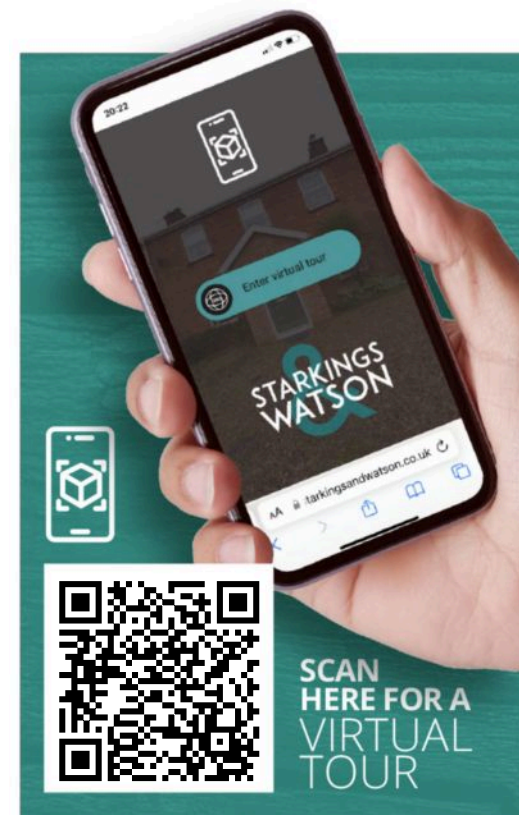
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VIRTUAL TOUR

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



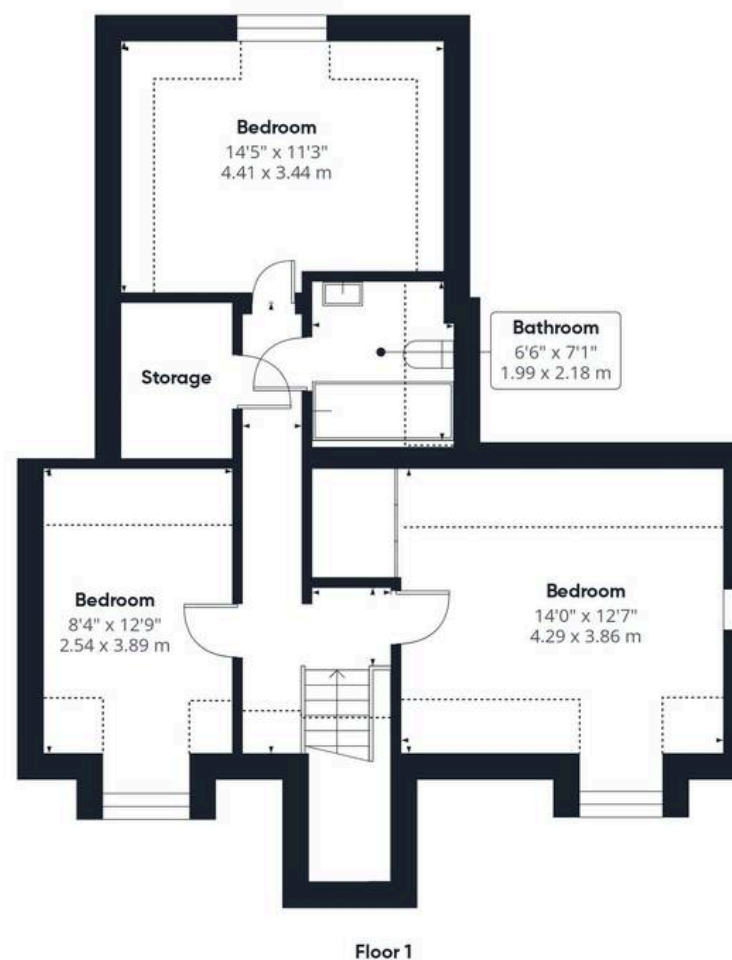
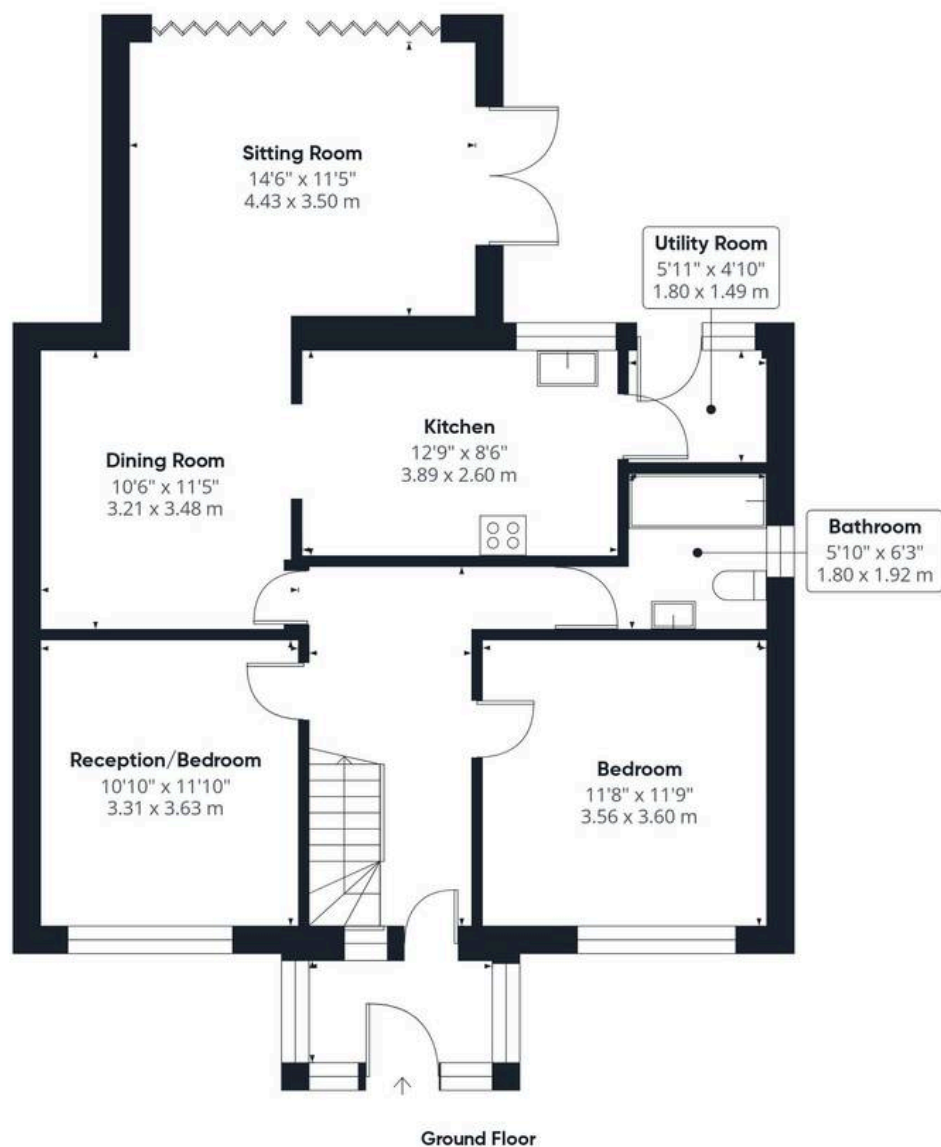




THE GREAT OUTDOORS

The impressive rear garden is a real selling point to the house with a total plot extending to approximately 0.2 Acres (stms). Leading from the door in the utility area you will find a hard standing area providing access to the pre-fabricated garage with power and light. There is a gate leading onto the main section of lawn as well as a raised deck. The lawn spans for a considerable distance and also offers a paved terrace ideal for outside dining with a timber summer house also. A pathway continues with gates and fencing leading to a further section of lawn beyond housing mature trees and shrubs, greenhouse and timber shed. The garden is enclosed with newly installed timber fencing in the main as well as mature hedging.





Approximate total area⁽¹⁾

1489 ft²

138.4 m²

Reduced headroom

163 ft²

15.1 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 are based on RICS IPMS 3C standard.

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 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.