



Park Close, Hethersett - NR9 3EW



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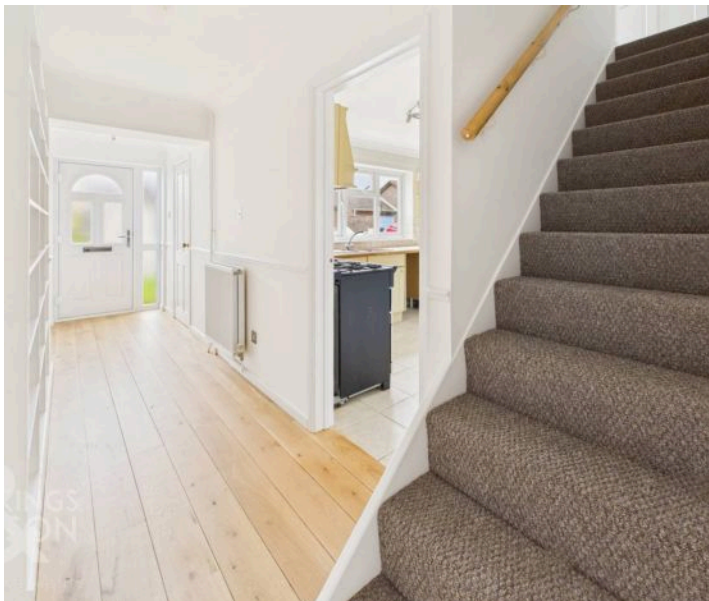
Hethersett, Norwich

NO CHAIN. This RE-DECORATED and UPGRADED DETACHED FAMILY HOME occupies a CENTRAL LOCATION within WALKING DISTANCE to SHOPS and SCHOOLS. Boasting a welcoming hall entrance with a convenient W.C, perfect for guests, the accommodation continues with the 12' KITCHEN/BREAKFAST ROOM with side access door and space for a RANGE STYLE COOKER, while the 17' SITTING ROOM exudes comfort and warmth, opening up to the outdoors through FRENCH DOORS. Upstairs, THREE BEDROOMS await, along with a FAMILY BATHROOM complete with a refreshing SHOWER. The enclosed LOW MAINTENANCE GARDEN provides the perfect spot for al fresco dining, with a COVERED SEATING AREA, and the added bonuses of a GARAGE and driveway.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



- No Chain!
- Hall Entrance with W.C
- 12' Kitchen/Breakfast Room
- 17' Sitting Room with French Doors
- Three Bedrooms
- Family Bathroom with Shower
- Enclosed Low Maintenance Garden
- Garage & Driveway

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 a lawn frontage, a brick-weave driveway offers off road parking with access to the adjacent garage and gated rear garden.



THE GRAND TOUR

Stepping inside, the porch entrance offers wood flooring underfoot with an opening to the main hall entrance which continues with a range of built-in storage shelving and stairs rising to the first floor landing. The ground floor W.C leads off to one side, with a white two piece suite and tiled splash-backs. The kitchen offers a U-shape arrangement of wall and base level units, with space for a gas range style cooker, along with space for general white goods including a dishwasher, washing machine and fridge. Useful storage can be found under the stairs, with a front facing window and door to the driveway. The sitting/dining room stretches across rear the property with full height windows and French doors into the rear garden, with wood flooring underfoot.

Heading upstairs the carpeted landing includes a built-in storage cupboard with a loft access hatch above, whilst doors lead to the three bedrooms and family bathroom. The largest of the bedrooms sits at the rear of the property, with garden views and the smallest including a useful built-in storage cupboard and attractive wood panelling to the walls. The family bathroom is complete with a white three piece suite with an electric shower over the bath, glazed shower screens and tiled splash-backs, wood effect flooring underfoot, with a heated towel rail installed.

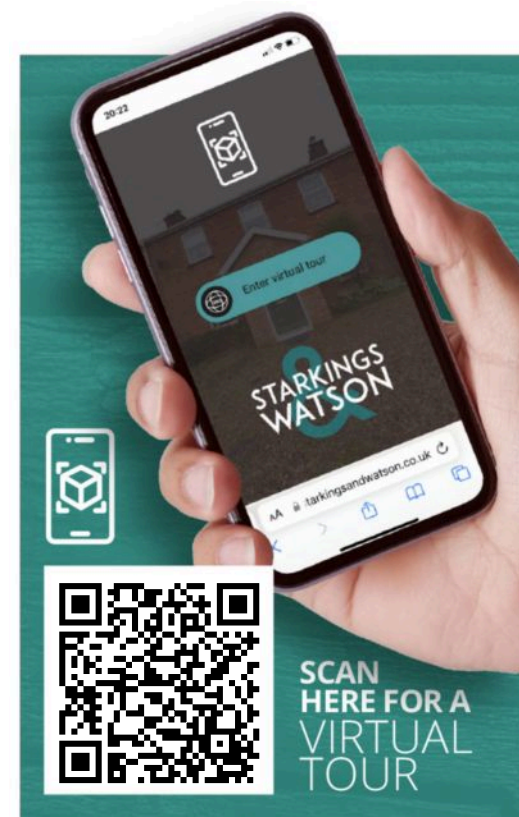
FINDS US

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What3Words : ///greeting.youths.hype

VIRTUAL TOUR

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







THE GREAT OUTDOORS

The rear garden offers a patio area which extends from the sitting room French doors, leading to a covered seating area and access to the garage. Enclosed with timber panel fencing, a variety of planting is in situ with a newly seeded garden creating an area of grass. Gated access leads to the front driveway whilst the garage offers an electric roller door to front, storage above, power and lighting.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

842 ft²

78.2 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.