



Recreation Road, Hethersett - NR9 3EF



Recreation Road

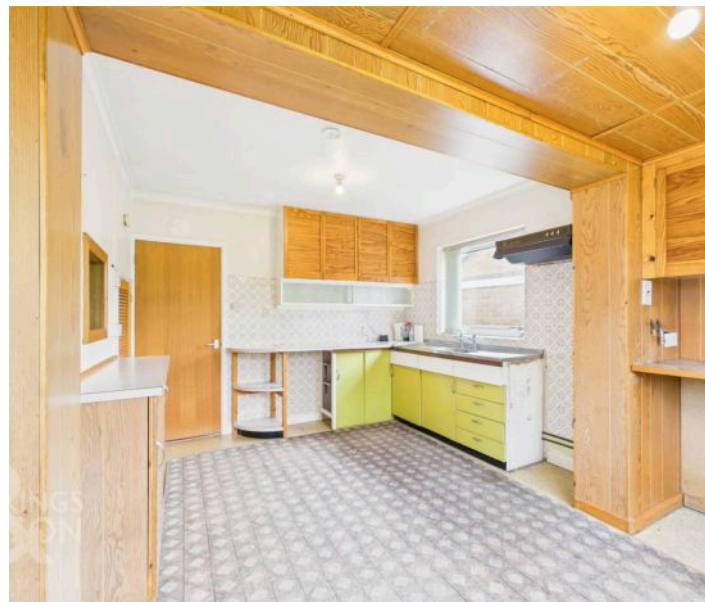
Hethersett, Norwich

NO CHAIN! This DETACHED BUNGALOW located in the popular village of HETHERSETT offers the perfect opportunity to MODERNISE and MAKE YOUR OWN. Boasting over 1,260 sq. ft (stms), with SUBSTANCIAL OUTBUILDINGS with scope to REMODEL to a home studio or office (stp). Outside, the GARAGE sits behind an expansive DRIVEWAY with parking for multiple vehicles and a generous PRIVATE and ENCLOSED GARDEN can be found behind. Stepping inside, a HALLWAY ENTRANCE initially offers THREE BEDROOMS to the left with a centrally located SHOWER ROOM to the middle of the hall. To the right, a 15' DUAL ASPECT SITTING ROOM can be found with the 14' fully fitted KITCHEN and DINING room adjacent leading to the CONSERVATORY.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



- No Chain!
- Three Bedroom Detached Bungalow
- Ideal Project with Scope to Modernise & Extend (stp)
- In Excess of 1,260 Sq. Ft (stms)
- Garage & Driveway Parking for Multiple Vehicles
- Substantial Outbuildings with Potential to Remodel (stp)
- Generous Private & Enclosed Rear Garden
- 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

Set back from the road with a brick enclosed frontage predominantly laid to lawn bordered by the generous paved driveway leading up to the garage. The main entrance can be found to the side of the property.



THE GRAND TOUR

Stepping inside, the carpeted hallway opens to all the living accommodation, with space to store outdoor wear with a radiator to the left and loft access above. To the left, three bedrooms can be found. Two double bedrooms enjoy a front facing aspect from uPVC double glazed windows, fitted carpets and radiators with a third bedroom adjacent also offering carpeted flooring and a radiator. Next door, the family shower room includes a three piece suite with a glass enclosed walk in shower and a radiator with towel rail above, laminate wood flooring can be found underfoot. To the right of the hallway, the 15' sitting room enjoys a dual aspect with fitted carpet and radiator. Further down the hallway, integral storage and airing cupboard can be found before reaching the kitchen and dining room. the kitchen is in need of renovation but presents an opportunity to open to the sitting room to create an open plan living space. Further the conservatory is double glazed and offers French doors opening to the garden.

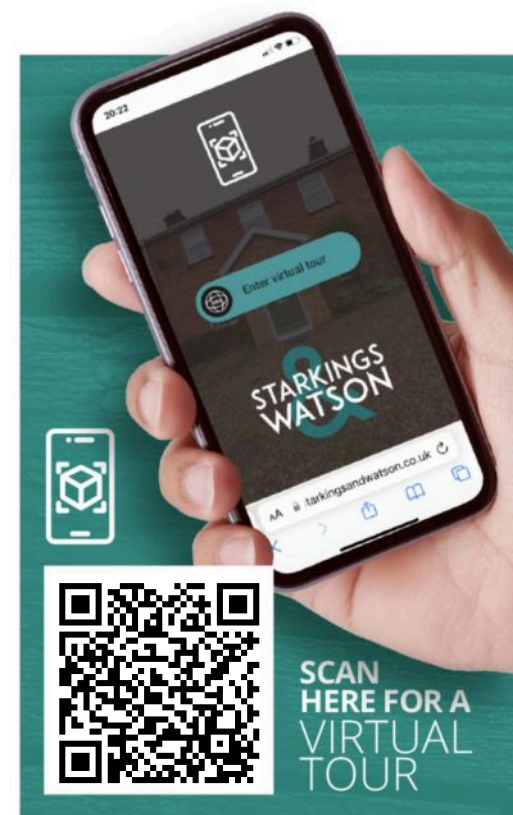
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

Stepping outside, the garden is fully enclosed with timber fencing and is totally private, predominantly laid to lawn with mature shrubs and tree's offering loads of potential. To the right, a large paved area sits adjacent to the garage with an open lean to above. Access can be found to the multiple outside spaces, initially a storage space can be found opening to two further rooms making a perfect workshop or outdoor storage space with a partition wall to the garage. The space offers plenty of scope to remodel and update, offering potential for a home studio or office space.





Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1269 ft²

117.8 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 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.