



Churchfields, Hethersett - NR9 3AF



Churchfields

Hethersett, Norwich

Sat back from the street within all easy access of public transport routes, schooling and local amenities sits this **RECENTLY RENOVATED DETACHED HOUSE** offering a stunning interior with a **FREE FLOWING FEEL** over 1050 Sq. Ft (stms). The ground floor interlinks seamlessly due to its design with multiple **DUAL ASPECT LIVING SPACES** including a 17' SITTING ROOM, 18' OPEN PLAN kitchen/dining room with **INTERGRATED APPLIANCES** and **BREAKFAST BAR SEATING** both flowing into a **CONSERVATORY** at the very rear of the home. The first floor landing splits to allow access in to **THREE BEDROOMS** all of which having use of the **FAMILY BATHROOM** with **EN-SUITE** to the main bedroom and ground floor WC. The rear garden has been landscaped to leave an inviting space with a mixture of lawn, raised patio seating and planting borders creating an attractive space for family and friends to enjoy while the front of the home offers **AMPLE OFF ROAD PARKING** and access to a detached brick **GARAGE**.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Detached House
- Over 1000 Sq. Ft Of Attractively Updated Accommodation
- 17' Dual Aspect Living Room Into Conservatory
- Open Plan Kitchen/Dining Room With Integrated Appliances
- Three Bedrooms
- All Updated Family Bathroom, En-Suite & WC
- Landscaped Private Rear Garden
- Ample Off Road Parking & Garage

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 found set back from the street where a tarmac shared access driveway splits in three directions, with this well maintained detached house sitting in the middle. A brick weave and shingle frontage allows for ample off road parking with colourful planting borders and further tarmac driveway to the side of the home creating more than enough parking space sat in front of the detached brick garage.



THE GRAND TOUR

Stepping in through the newly fitted composite door, an entrance lobby allows the perfect space to slip off coats and shoes whilst hardware and flooring lines the majority of the ground floor. Directly ahead a modern two piece WC can be found with four floating vanity storage unit and modern low level radiator with frosted glass window to the front of the home. The free flowing design is clear to see as you step through the home where initially access to the stairs directly ahead can be found as well as doors in each direction taking you to each of the dual aspect living spaces with glass panelled wooden doors ideal for allowing natural light to travel between each space. The sitting room sits to the left hand side with uPVC double glazed window at the front of the home and modern radiator mounted below. The hard wearing wooden flooring again lines the space within this area and its large conventional size allows for a potential choice of layouts of soft furnishings with tasteful decorative panelling adorning the walls. The adjacent side of the property is occupied by an open plan kitchen/dining room where the same wooden flooring initially opens to leave space for a formal dining table sat in front of the double glazed windows whilst the kitchen sits towards the rear of the home. All solid wood work surfaces extend out to create breakfast bar seating space perfect for entertaining friends and family extending round towards the rest of the kitchen with a mixture of wall and base mounted storage units to include a five ring gas burner hob, dishwasher and dual eye level ovens with a well designed pantry units built within the recess where the door through to the rest of the home used to be. At the very rear of the home access from both the sitting room and kitchen is a all uPVC double glazed conservatory laid with all tiled flooring featuring electric heater making the space usable all year round with two access doors in each side, one taking you towards the driveway and the other into the well manicured gardens.

The first floor landing splits in both directions to allow access to three bedrooms and the family bathroom suite with handy built in storage cupboard. The bathroom suite much like the rest of the home is presented in flawless condition with a predominantly tiled surround and shower head with glass screen mounted over the bath, vanity storage and tall heated towel rail. The main bedroom comes to this side of the home as well with all carpeted flooring leaving more than enough space for a large double bed and additional soft furnishings with the added benefit of an en-suite shower room featuring his and hers sinks set upon a attractive solid wooden vanity stand with heated towel rail and walk in shower units featuring rainfall shower head. The second of the double bedroom sits on the adjacent side of the home, again the space is laid with all carpeted flooring and could easily accommodate a double bed with additional storage solutions overlooking the front of the home whilst the bedroom sat just behind currently functions as a home office workspace with all wooden effect flooring leaving room for a potential double bed however making this space the ideal larger single bedroom or nursery with built in wardrobe.

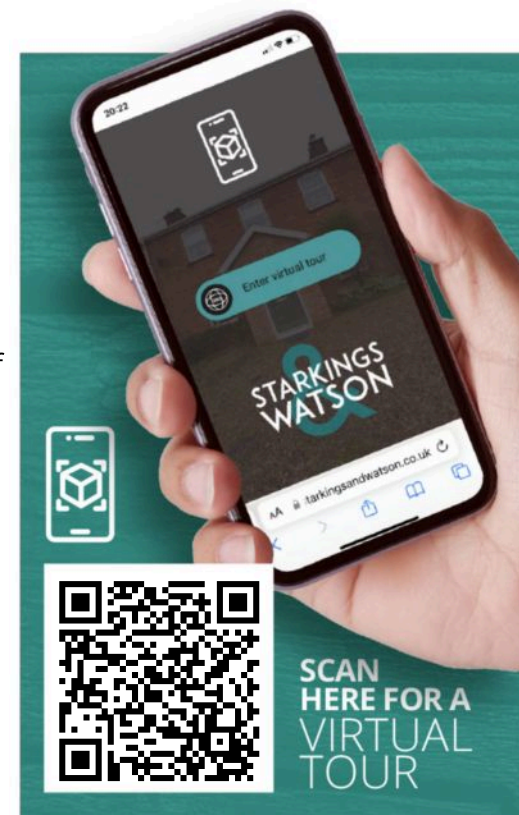
FIND US

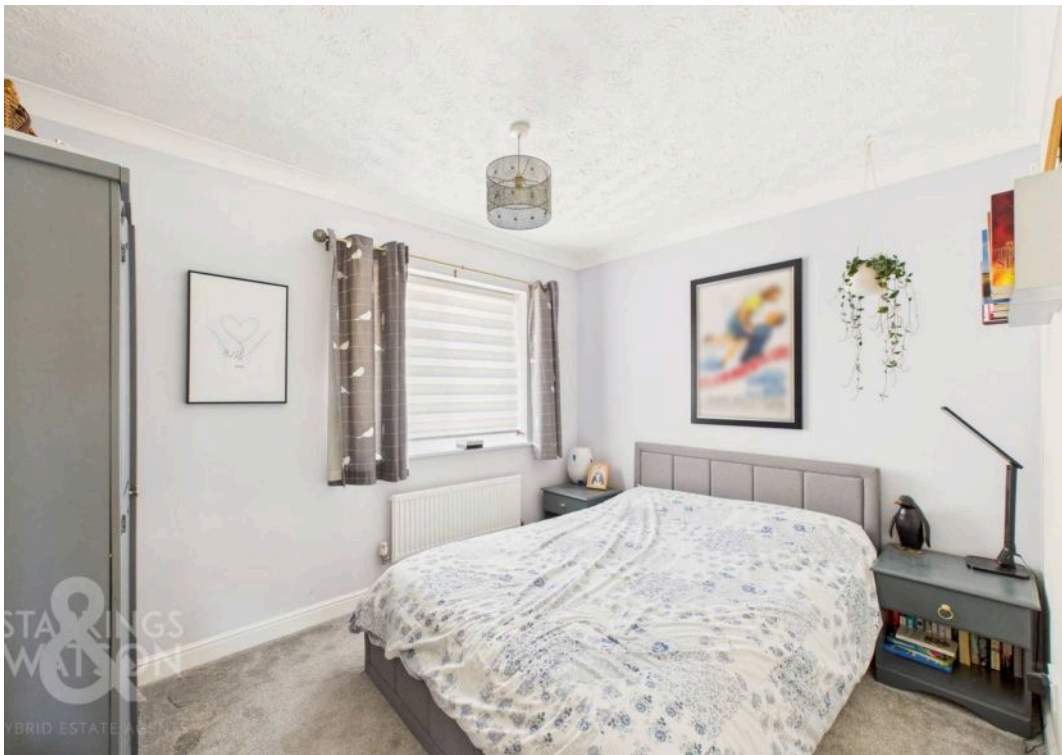
Postcode : NR9 3AF

What3Words : ///shorts.tries.daydream

VIRTUAL TOUR

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







THE GREAT OUTDOORS

The rear garden has also been landscaped by the current owners to create an attractive and inviting living space, with raised wooden deck terrace leading you towards the rear of the home, where colourful planting borders add vibrancy to the space throughout. The terrace walkway takes you towards a wooden pergola sat at the very rear of the garden with the entire space fully enclosed with brick walls, leaving room for a lawn space in the middle of the garden and raised planting bed at the very rear of the home, with timber shed sat behind the garage.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1059 ft²

98.5 m²

Reduced headroom

7 ft²

0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.