



Muriel Kenny Court, Hethersett - NR9 3EZ



## Muriel Kenny Court

Hethersett, Norwich

**VENDOR FOUND!** Occupying a **GENEROUS PLOT** within this ever popular setting, this **SEMI-DETACHED HOUSE** offers a living space split over three floors with accommodation reaching over 1240 Sq. Ft (stms). The main living space comes in the form of a **LARGE SITTING ROOM** where both a **CONSERVATORY** and **DINING ROOM** can be accessed giving a total of **THREE RECEPTION ROOMS** alongside the fitted kitchen and **UTILITY** area. The first floor landing houses the three piece **FAMILY BATHROOM** which serves all **THREE** of the **DOUBLE BEDROOMS** split over the first and second floors of this versatile home. Externally, the gardens are **FULLY ENCLOSED** with colourful planting borders and raised beds where large sliding gates can potentially allow for off road parking to the front of the home. Solar panels are also included.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Semi-Detached House
- Vendor Found!
- Quiet Cul-De-Sac Setting
- Over 1240 Sq. Ft Of Accommodation (stms)
- Three Reception Rooms
- Three Double Bedrooms
- Well Maintained & Vibrant Gardens
- Potential For Gated Off Road Parking

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 found right on the very outskirts of this popular quiet development where a pathway takes you from the street behind the houses in front and towards large timber gates. The gates can be pulled back to allow for access to the concrete parking space giving ample off road parking and adding security to the front of the home.



A manicured frontage shows a lawned garden and raised planting beds with access coming to the conservatory whilst stepping through some iron gates towards the left of the home give you access directly into the utility area.

## THE GRAND TOUR

Entering initially into the utility area there is plumbing and electricity provided to make this a very handy and versatile space to house additional white goods and other items whilst access to the property comes to the right. Once inside, the central lobby allows access to all living accommodation on the ground floor as well as stairs for the first floor and handy downstairs WC to your right. The kitchen sits just behind this storage space with a mixture of wall and base mounted storage units giving way to an integrated oven and hob with extraction sat above whilst under the counter tops space is available for further appliances such as a fridge and dishwasher offering uPVC double glazed windows overlooking the garden. The main living accommodation comes in the form of a spacious 18' sitting room laid with carpeted flooring set with two well proportioned storage cupboards off from the main living area. Due to its conventional size and space, a potential choice of layouts can be had within this living area with two further reception rooms sat just off from here. Initially the dining room can be found laid with wood effect flooring and front facing windows. The space is perfect for a formal dining table with updated radiator mounted on the wall whilst an access door takes into the conservatory which can also be accessed from the sitting room overlooking the manicured rear gardens. The space is fully enclosed with uPVC double glazing and offers sliding doors taking you directly into the outside space.

The first floor landing splits to allow access to the second floor as well as two of the double bedrooms and the family bathroom suite. The bathroom has been completely fitted with modern aqua board surrounds and features a rainfall shower head with glass screen mounted over the bath, vanity storage and heated towel rail.

The larger of the double bedrooms measures an impressive 15' in length and has a dual front facing aspect allowing natural light to fill each corner of the room with carpeted flooring giving more than enough room for a double bed and additional soft furnishings whilst a slightly smaller double room sits just next door again with a front facing aspect and wall mounted radiator.

The second floor landing allows a handy storage space or potential area for a home office setup with carpeted flooring, whilst a third of the double bedrooms sits just beyond this space with a part vaulted ceiling and velux window to the outside. This room also incorporates built in storage spaces built within the eaves, all set upon carpeted flooring.

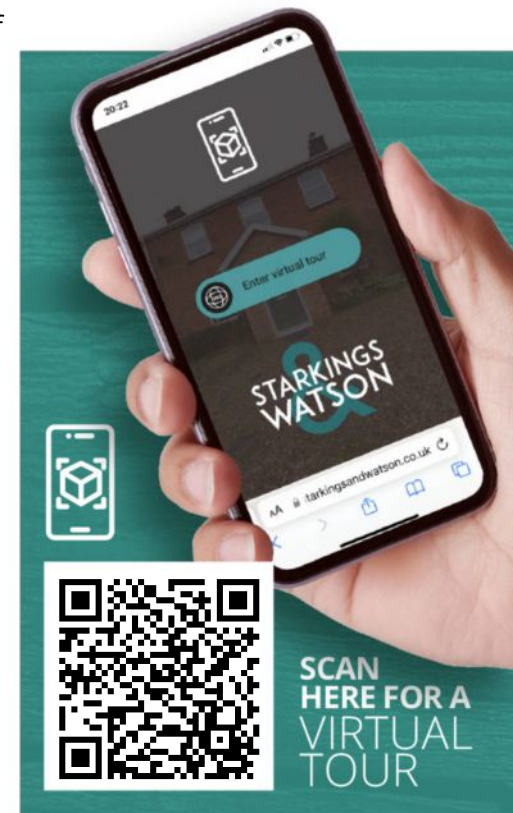
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## VIRTUAL TOUR

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



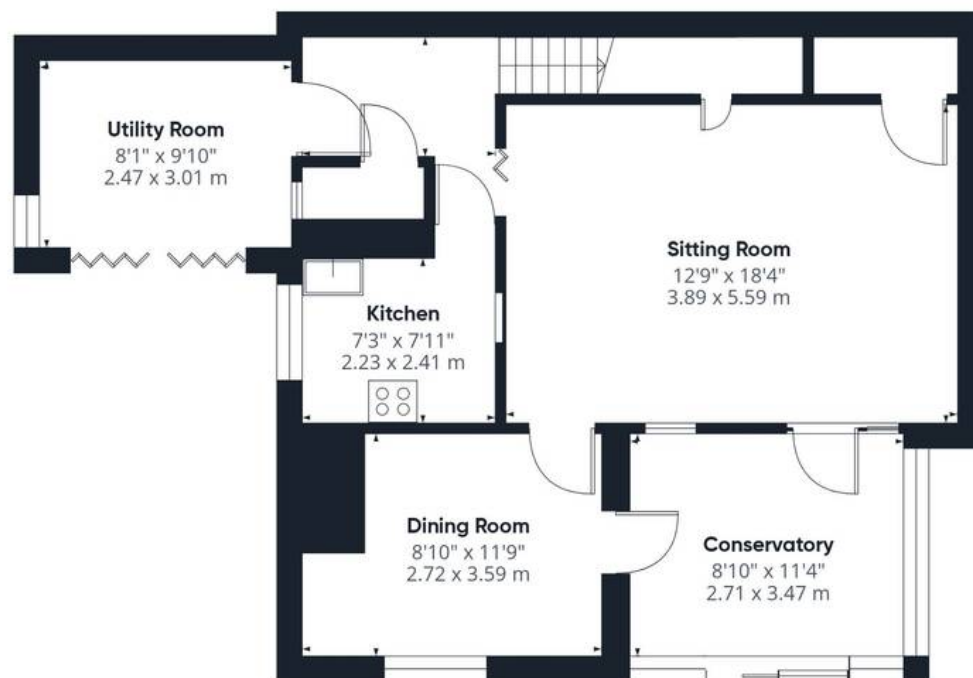




## THE GREAT OUTDOORS

The main garden space is fully enclosed with timber panel fencing and offers a large lawn space complete with raised wooden decked patio seating area and further flagstone patio area alongside an external metal storage shed. The space is perfectly positioned to make the most of the summer sunshine whilst remaining private and offering planting borders to add even more colour to this inviting space.





Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1245 ft<sup>2</sup>

115.6 m<sup>2</sup>

**Reduced headroom**

34 ft<sup>2</sup>

3.1 m<sup>2</sup>

(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



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