



Harness Maker Way, Hethersett - NR9 3FY





## Harness Maker Way

Hethersett, Norwich

Offered with an immaculate and neutral décor, this SEMI-DETACHED HOME boasts a versatile and inviting interior paired with a pristine and PRIVATE REAR GARDEN and DRIVEWAY with CARPORT to the side of the home giving OFF ROAD PARKING. Internally, the main living area is a carpeted SITTING ROOM with built in storage found under the stairs with an OPEN KITCHEN/DINING ROOM at the rear of the home with updated kitchen cabinets and INTEGRATED APPLIANCES. The first floor offers a total of THREE BEDROOMS, the smaller of which currently functions as an additional storage area but could easily be used as a bedroom, STUDY or potential NURSERY if desired. From the main bedroom, an EN-SUITE SHOWER ROOM can be found with the addition of a FAMILY BATHROOM and ground floor WC.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





- Semi-Detached House
- Neutral Yet Attractive Décor Throughout
- Open Kitchen/Dining Room With Integrated Appliances
- Bright Sitting Room With Under Stair Storage
- Three Bedrooms
- Family Bathroom, En-Suite & WC
- Fully Enclosed Rear Garden
- Driveway & Carport

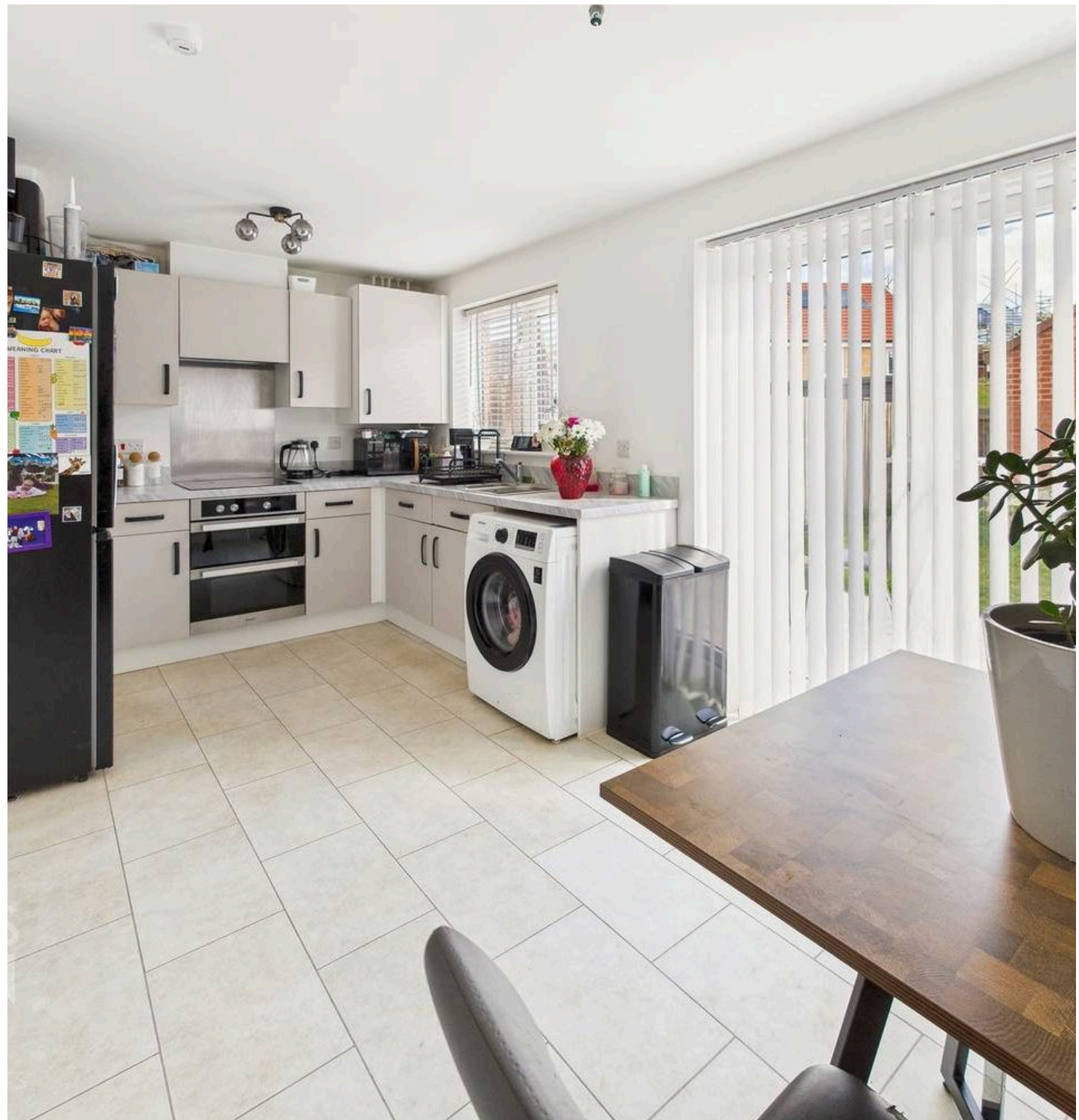
Hethersett is a highly sought after village situated approximately six miles south of the city of Norwich, and three miles north of the popular market town of Wymondham. The village benefits from a range of recreational and shopping facilities, with a medical centre, dental surgery, library, post office 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 and the public footpath with a lawn frontage featuring a flagstone walkway taking you towards the front door whilst a brick weave driveway sits towards the right hand side of the home leading directly into the carport.

#### THE GRAND TOUR

Initially as you enter the first floor lobby is the first space to greet you laid with carpeted flooring and leaving space for additional storage solutions plus coat and shoe storage. The space then offers stairs for the first floor, access into the main living accommodation and two piece WC immediately to your left, tastefully redecorated with a low level radiator and frosted glass window to the front. The main living area emerges just through from here in the form of an open sitting room laid with carpeted flooring. Natural light fills the space courtesy of a large uPVC double glazed window at the front of the home whilst a handy under the stairs



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The first floor landing splits in both directions to allow access into all three bedrooms as well as a handy built in storage cupboard and three piece family bathroom suite with part tiled surround and low level radiator. The two smaller of the bedrooms sit towards the rear of the home with the smallest currently functioning as an additional storage room however, this space could easily become a single bedroom, nursery or study if desired whilst a double bedroom sits just next door, tastefully redecorated by the current owners with uPVC double glazed windows towards the rear of the home. The main bedroom sits towards the front of the property, more than large enough to fit a large double bed with handy built in wardrobe and en-suite shower room complete with low level radiator and frosted glass window out to the front.

## FIND US

Post Code : NR9 3FY

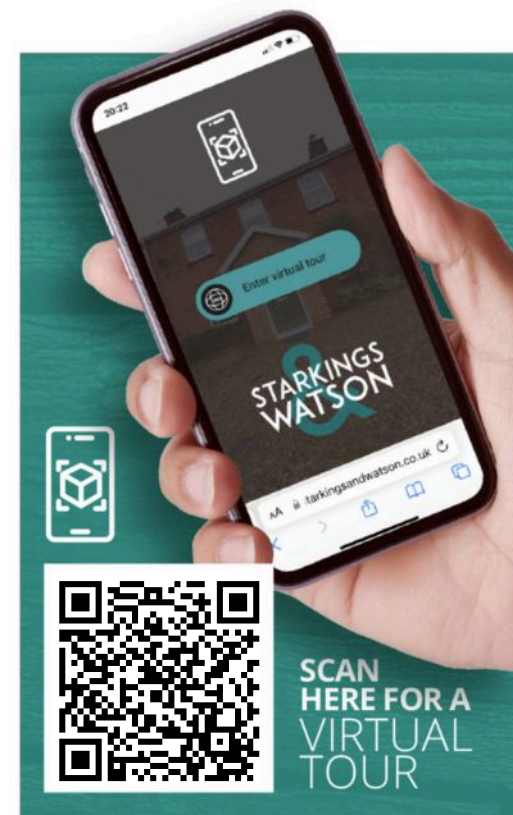
What3Words : ///bigger.affirming.handy

## VIRTUAL TOUR

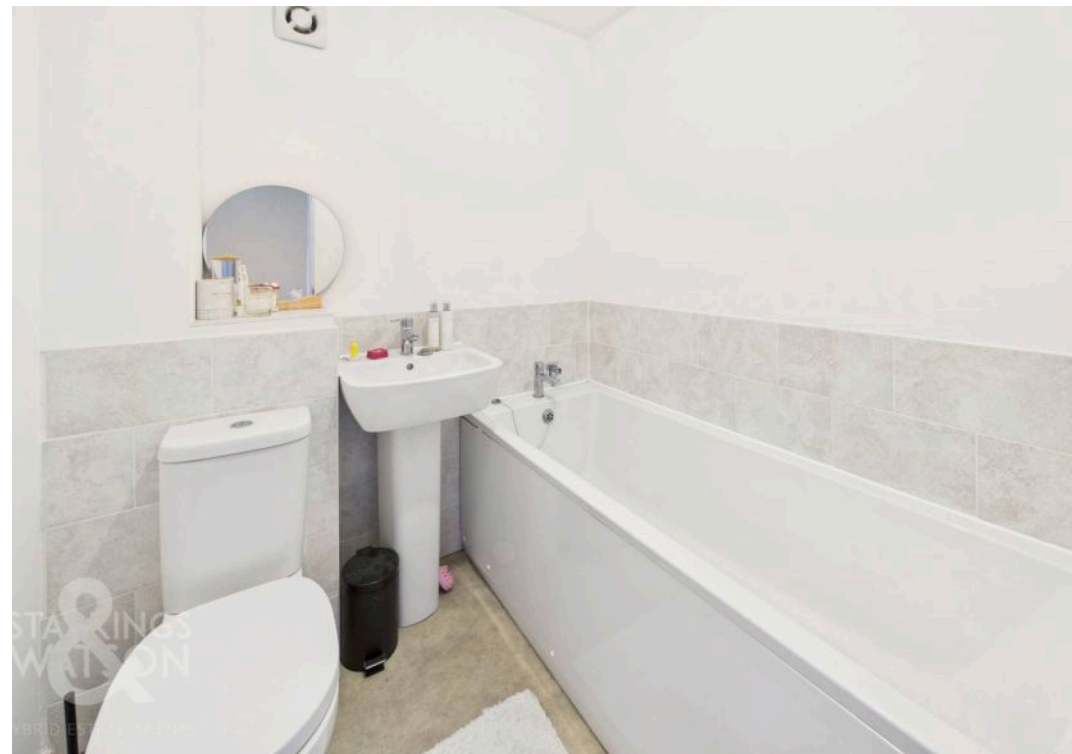
View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTE

Buyers are advised there are annual communal service charges in place for the maintenance of the communal areas that amount to £151 Per Annum.





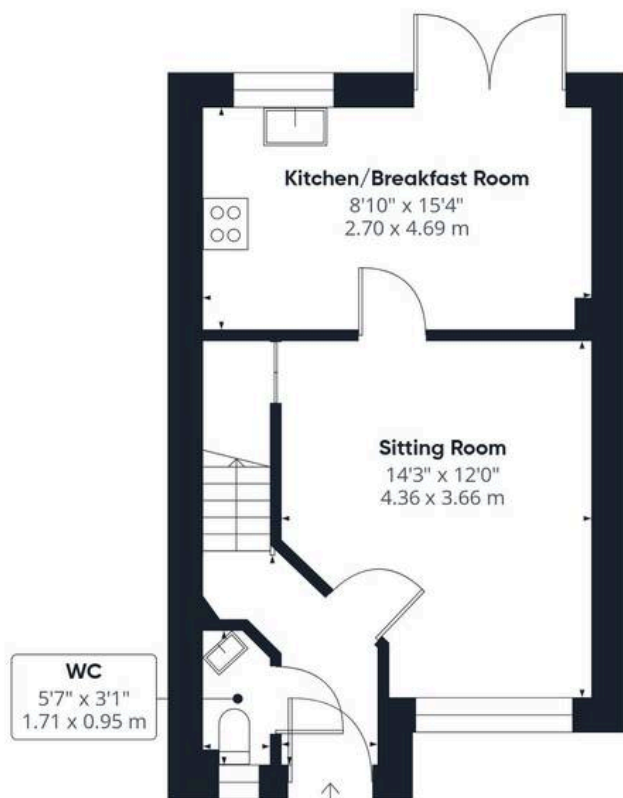




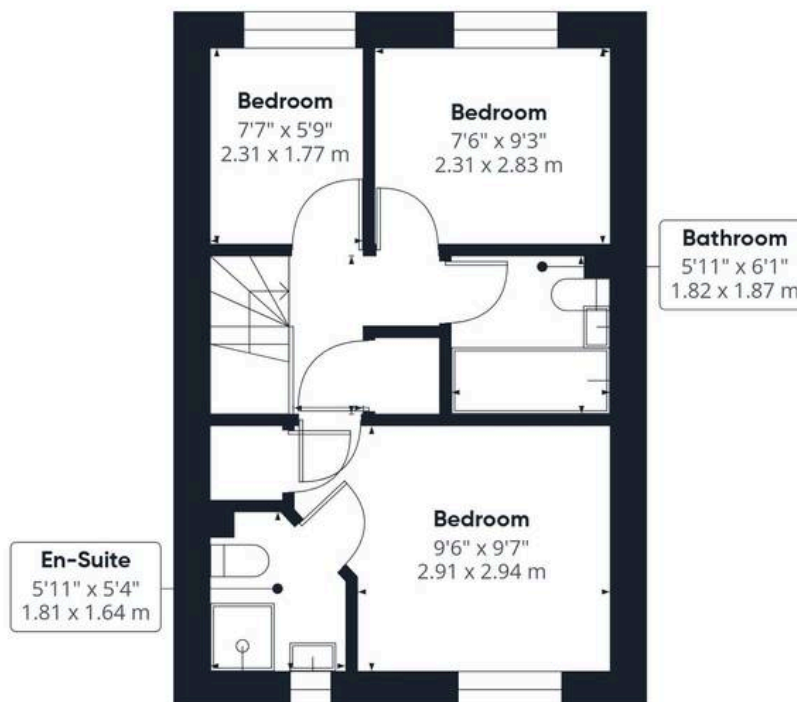
## THE GREAT OUTDOORS

The rear garden is equally as well presented as the internal space of the home with an extended patio seating area perfect for sitting and enjoying the warmer months with timber swinging gate taking you directly into the carport at the side of the home. A lawn space then emerges bordered by colourful planting edges to add vibrancy to this private and fully enclosed space.





Ground Floor Building 1



Floor 1 Building 1



**Carport**  
10'0" x 18'3"  
3.05 x 5.56 m



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**  
896 ft<sup>2</sup>  
83.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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](mailto:wymondham@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk](http://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 and 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.