



West Croft, Hethersett - NR9 3EA



West Croft

Hethersett, Norwich

NO CHAIN. Occupying a CORNER PLOT only a few moments walk from all local amenities, this SEMI-DETACHED BUNGALOW has been FULLY RENOVATED and EXTENDED by the current owner to a very high standard to include windows, electrics and a brand new gas CENTRAL HEATING SYSTEM. The main living space comes in the form of a stunning 27' MULTI-ASPECT and OPEN PLAN living area comprising the KITCHEN with high end INTEGRATED APPLIANCES and offering both sitting and dining room space. In total, THREE BEDROOMS are on offer with flexibility to turn one of these into a further reception room if desired, all being served by a newly installed SHOWER ROOM with UNDERFLOOR HEATING. Externally, the garden has been extensively cleared and levelled by the current owner retaining FRUIT BEARING TREES with a newly laid PATIO and walkway with a SWEEPING DRIVEWAY to the front of the home.

Council Tax band: B

EPC Energy Efficiency Rating: E



- No Chain
- Semi-Detached Bungalow
- Fully Renovated & Extended
- Stunning 27' Multi-Aspect Open Plan Living Space
- Three Bedrooms
- Modern Three Piece Shower Room With Underfloor Heating
- Fully Enclosed & Private Garden With New Patio
- Sweeping Driveway Giving Ample 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 sits towards the very top of this popular street with all local amenities within walking distance and tall privacy giving hedges to the side and front of the home which open to reveal a large shingle driveway suitable for the parking and manoeuvrability of many vehicles.



The front garden is separate to the back courtesy of a newly installed timber panel fence with swinging gates into the rear.

THE GRAND TOUR

The access to the property comes at the side of the home where initially a central hallway is the first place to greet you. Laid with all hard wearing wooden effect flooring giving access to all living accommodation within the property through one off many oak internal doors. The first of the double bedrooms emerges to your left hand side. Formerly the sitting room, this large open space is laid with attractive carpeted flooring and newly fitted uPVC double glazed windows to the front of the home with fitted storage and radiator mounted below the window. The second of the double bedrooms sits just next door. Similarly sized, this room could easily accommodate a large double bed with additional storage solutions whilst benefiting from built in storage with either of these rooms potentially serving as a further reception room if all three bedrooms are not required. The third bedroom sits towards the very rear of the property. Again with a attractive yet neutral décor, this room could easily become a single bedroom, home office or nursery setup if desired with views into the rear garden and another built in storage cupboard.

Just next door to this bedroom is the modernized three piece shower room complete with all underfloor heating. This attractive suite benefits from a walk in shower unit complete with rainfall shower head, tall wall mounted towel rail and vanity sink unit with storage. The main living area comes courtesy of an extended portion of the home in the form of a 27' open plan living space.

Initially the Wren fitted kitchen is the first place to greet you offering a wide array of wall and base mounted storage units which in turn give way to integrated appliances which include an oven and hob with extraction above, dishwasher and washer/dryer with a large amount of worktop space and a multi facing aspect allowing natural light to fill every corner of this room. Towards the rear of the property, the floor space opens up to leave more than enough room for a formal sitting room and dining room suite creating the ideal place to entertain family and friends with views and access directly into the rear garden through double glazed French doors taking onto a newly laid porcelain tile patio.

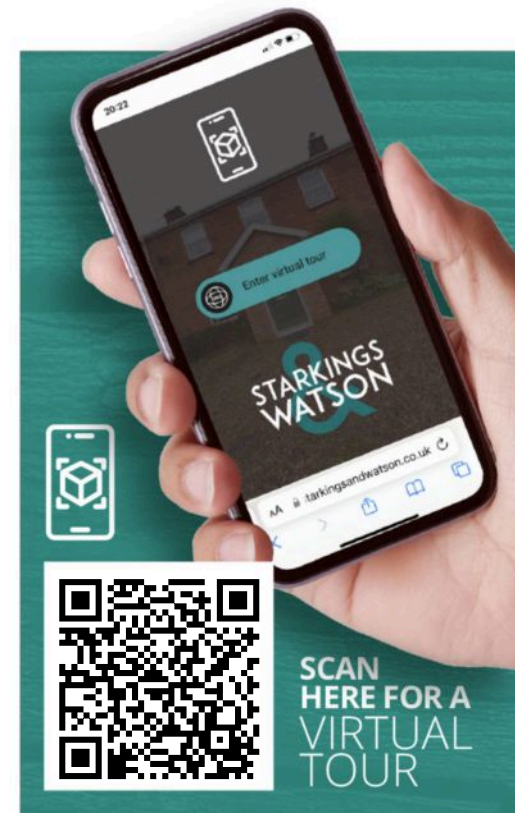
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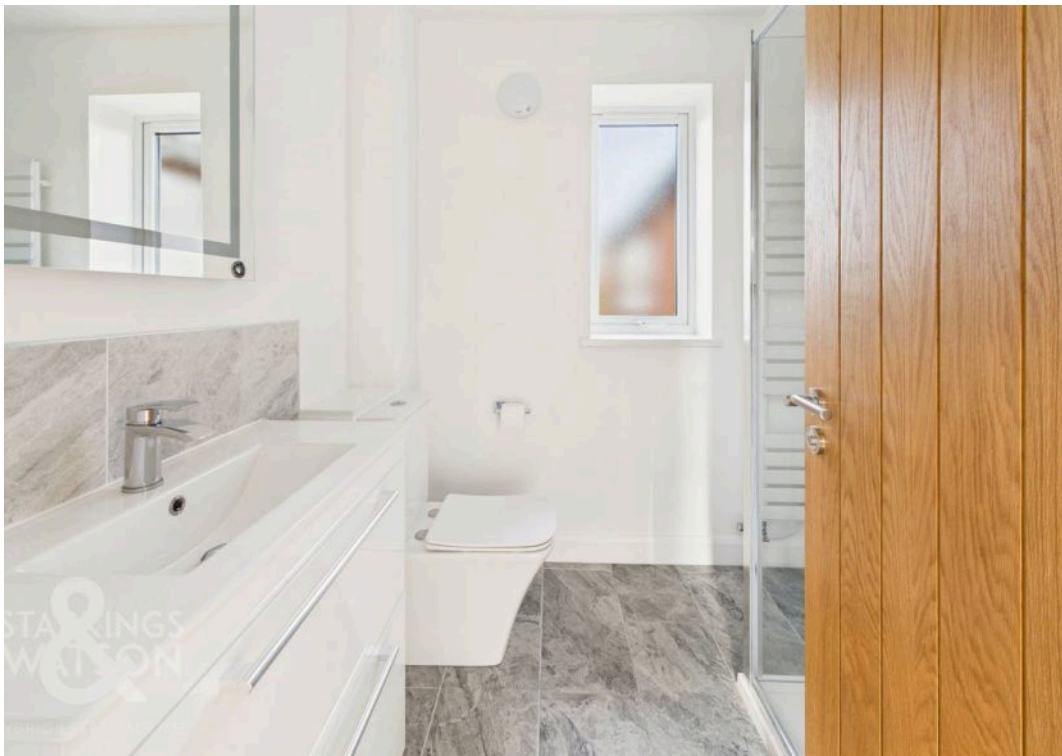
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VIRTUAL TOUR

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



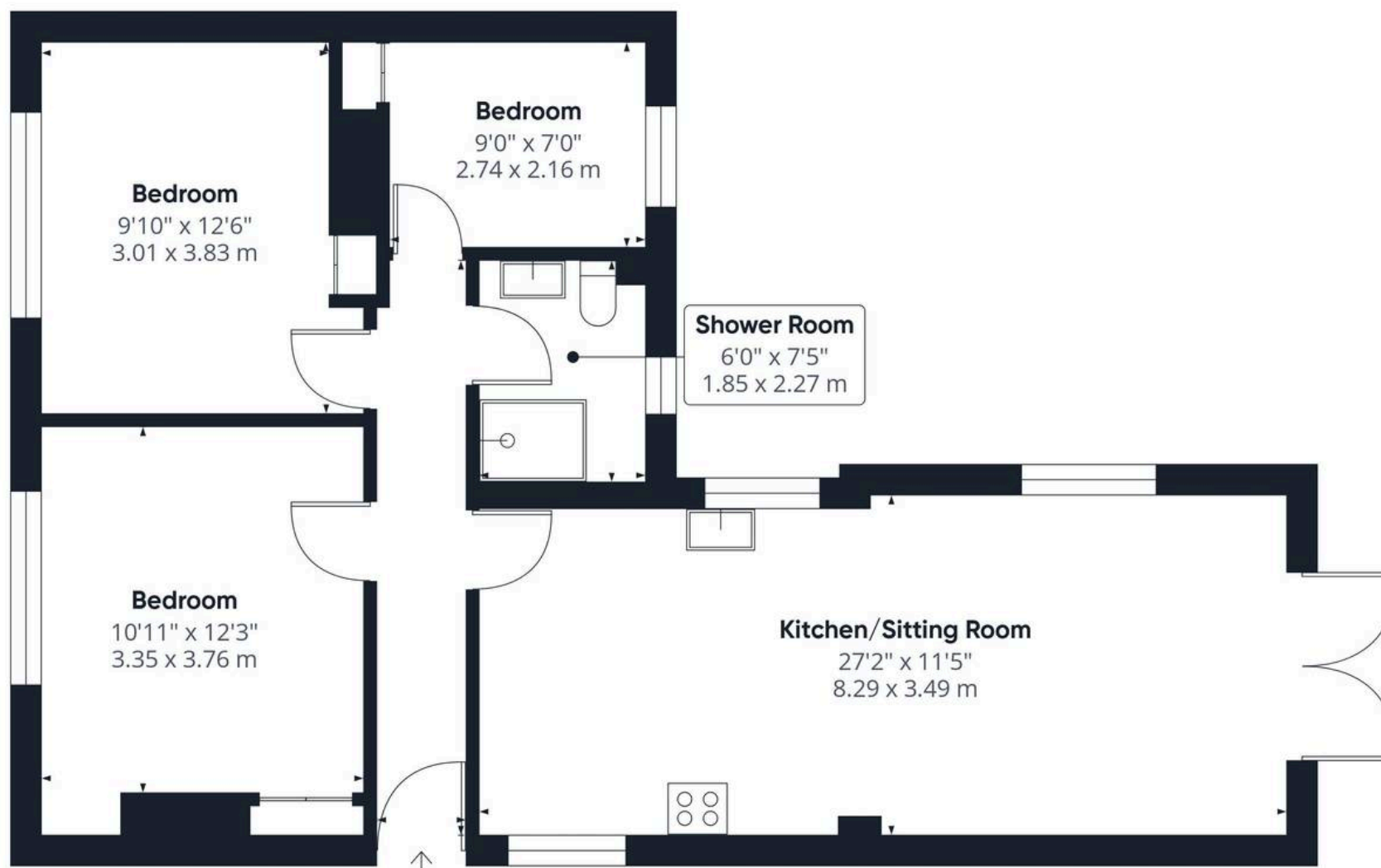




THE GREAT OUTDOORS

The garden has been extensively cleared by the current owner to include newer fencing in places and mature shrubs in others. The colourful fruit bearing trees remain in place within the garden with all of the hard work being done by the owner to create a open and versatile space with further shingle sitting area towards the extended portion of the home at the side.





Approximate total area⁽¹⁾

770 ft²

71.7 m²

(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



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