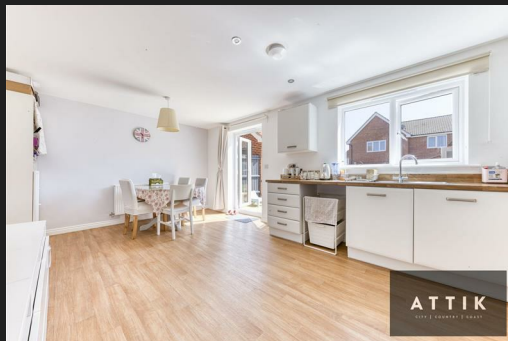


22 Coachmaker  
Way  
Hethersett  
Norwich



# 22 Coachmaker Way

## Guide Price £360,000

### The spacious detached family home...

This modern detached four-bedroom house at Coachmaker Way in Hethersett is just seven years old and has off-road parking and a single garage which was built by Taylor Wimpey in 'The Midford' design. Situated in a small cul-de-sac within a popular development in Hethersett with convenient access to major roads like A11, A47, and Norwich city centre. The property boasts a green space to the front and is surrounded by a family-friendly neighbourhood with good schooling options in Hethersett and Wymondham.

On the ground floor, the house features a spacious entrance hallway with under-stair storage, a cosy living room with ample natural light, a downstairs cloakroom, and a bright kitchen/dining room with French doors leading to the rear garden. The kitchen is well-equipped with laminate countertops, a gas hob with extractor over, an integrated electric oven, and a utility room for added convenience.

Upstairs, you'll find four bedrooms, three of which are generously sized doubles. Bedrooms two and three offer views of the rear garden, along with ample storage space. The family bathroom is well-appointed with a bath with shower over, toilet, and vanity basin. Bedroom four, the smallest of the bedrooms, could serve as a cosy single bedroom or a home office. The highlight is the master bedroom with freestanding wardrobes, an en-suite shower room, and views of the green space to the front.

The outside area features a suntrap rear garden with a large patio, a shingled area, raised decking, and a pathway leading to the garage. To the front is a lawn with a brick weave path, off-road parking for two cars, and a single garage with electric up & over door. Overall, this property offers a practical and welcoming family home in a desirable location.

### Agents notes...

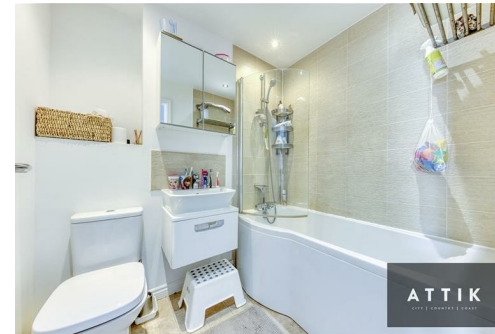
A pre-recorded walkaround tour is available for this property

Council Tax Band D. Service Charge of £160 p/a to cover the communal green spaces

Local Authority  
South Norfolk

Council Tax Band D

EPC Rating B

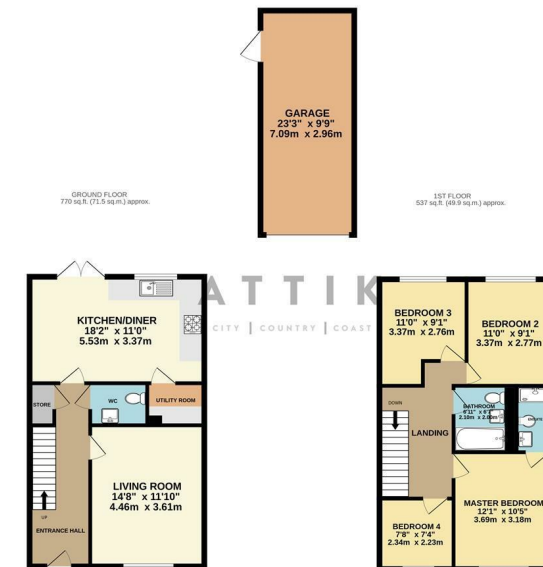


Contact

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TOTAL FLOOR AREA: 1307 sq ft, (121.4 sq m) approx.

What does attikccc have been able to advise is the accuracy of the images. Coloured floor, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given.  
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