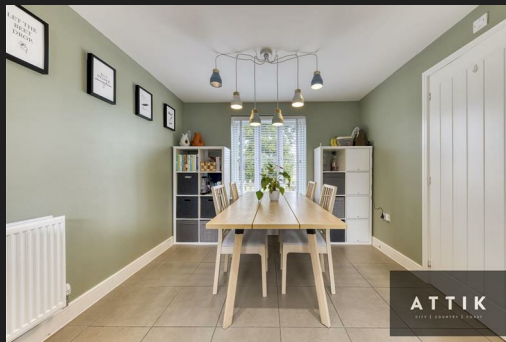


5 Saddle Grove
Hethersett
NR9 3GH



5 Saddler Grove

Guide Price £330,000

The modern three-bedroom detached home...

Welcome to Saddler Grove, a three-bedroom detached property nestled in the desirable village of Hethersett with great access to the A11, A47 and Norfolk & Norwich Hospital. The current owners have enjoyed living here for approximately six years, having purchased the property new, and it has since been lovingly maintained. This lovely home is situated at the end of a quiet cul-de-sac, offering a peaceful living environment with a delightful overlook of the green at the front. The property features parking for two vehicles.

As you approach the house, a well-maintained pathway leads you through the front gate to a welcoming porch. Upon entering, you will find a handy storage cupboard to your right, perfect for coats and shoes. Straight ahead are the stairs to the first floor with clever storage underneath and to the left a downstairs cloakroom for added convenience.

The spacious living room presents a lovely view over the front garden, bathed in natural light. French doors open out to the rear garden, seamlessly connecting indoor and outdoor spaces. Crossing the hallway, you'll enter the modern kitchen-dining area, which boasts windows overlooking the front and rear. This room provides ample space for a dining table. The kitchen itself features integrated appliances, including a gas hob, dishwasher, double oven and a fridge-freezer, all beautifully complemented by stylish white gloss units and a warm wood-effect worktop. The cream tiled floor adds a finishing touch of elegance.

Upstairs, the first-floor landing leads to three well-appointed bedrooms. Bedroom three is currently configured as a lovely nursery and enjoys a view of the garden. Adjacent, bedroom two is a generous double room, presently set up as a single and office space, overlooking the front green area. Completing the first floor is the inviting family bathroom, featuring a modern white three-piece suite with a heated towel rail, toilet, bath with shower overhead and sink, and the generously sized master bedroom features a window overlooking the front and a door to the ensuite bathroom that boasts a spacious shower, toilet, sink and heated towel rail.

Stepping outside, you'll discover a large patio, ideal for relaxing or entertaining, generous lawn area and a garden shed. The side gate offers direct access to the parking area for convenience. Saddler Grove offers a fantastic blend of style, comfort and practicality, making it an ideal family home.

Agents Notes

A pre-recorded walkaround tour is available for this property

Council Tax Band D

Management fee - £85 per annum

Local Authority
South Norfolk

Council Tax Band D

EPC Rating B

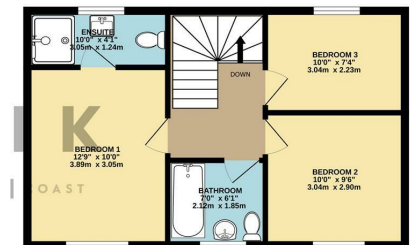


Contact
01603 964777
enquiries@attikccc.co.uk
www.attikccc.co.uk

GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 906 sq.ft. (84.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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