



88 | Great Melton Road | Hethersett | NR9 3HB

£325,000

 **BUTTERFLY** 
SALES, LETTINGS & PROPERTY MANAGEMENT

The Features

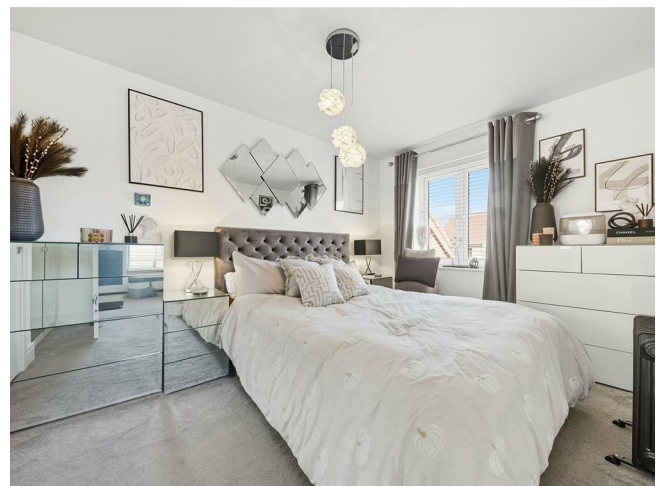
- *** Vendor Found ***
- Immaculate 3 bedroom detached family home in the popular village of Hethersett
- Beautifully presented interior, ready to move straight into
- Spacious open plan kitchen/diner with sleek units and integrated appliances
- 16'4 lounge with bi-folding doors opening directly to the landscaped garden
- Main bedroom with fitted wardrobes and a contemporary en-suite shower room
- Two further bedrooms served by a newly refurbished family bathroom
- Fully landscaped rear garden with patio, artificial turf, planting borders, decked seating area and timber shed
- Private driveway to the side of the property providing off-road parking for two vehicles
- Double Glazed & Gas Central Heating

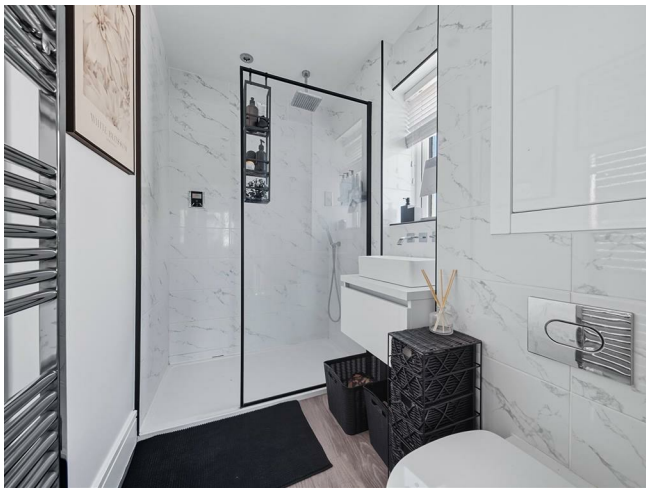
About the Property

If you're searching for a home that is ready to move straight into, with landscaped gardens and a beautifully finished interior, this immaculate three bedroom detached family home in the ever popular village of Hethersett is the perfect choice.

Presented to a high standard throughout, the property opens with an entrance hall complete with storage cupboards, which leads into the heart of the home. The spacious open plan kitchen and dining room is fitted with sleek units and integrated appliances, including double eye level ovens, an induction hob, dishwasher and fridge/freezer. At the rear, the 16'4 lounge benefits from bi-folding doors that connect directly to the landscaped garden.

Upstairs, the main bedroom features fitted wardrobes and a contemporary en-suite shower room, while two further bedrooms are served by a newly refurbished family bathroom, finished to the same high standard. Additional benefits include ample storage, a ground floor W/C, gas central heating and double glazing, creating a modern, practical and stylish home.





The Outside

Outside, the property enjoys a fully landscaped rear garden designed to be both stylish and low maintenance. A large paved patio provides the perfect setting for outdoor dining and entertaining, leading onto an area of artificial turf bordered by well kept planting and mature shrubs. To the rear, a raised decked area offers an additional seating space, while a timber shed to the side provides storage. The garden is enclosed, with side gate access directly onto the driveway.

Parking is located to the side of the property, with a private driveway providing ample space for two vehicles. Thoughtfully planned and beautifully maintained, this outdoor space offers practicality alongside an attractive setting that can be enjoyed year-round

Location Overview

Situated on Great Melton Road, on the edge of Hethersett, the property lies just a short distance from the village centre. Only six miles southwest of Norwich, Hethersett is a thriving and well-connected village that combines rural charm with modern convenience.

The village enjoys a strong sense of community and offers a wide range of amenities including shops, cafés, healthcare services and highly regarded schools. Surrounded by countryside and green spaces, it provides a peaceful lifestyle while remaining close to the city.

With excellent transport links, including easy access to the A11 and regular bus services, commuting to Norwich, Cambridge or further afield is simple. Popular with both families and professionals, Hethersett continues to grow in demand as one of Norfolk's most desirable and welcoming places to call home.

Directions

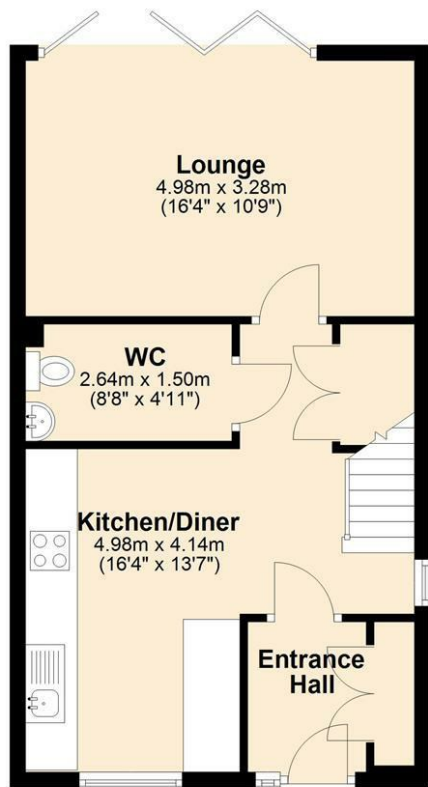
Head out of the village along Great Melton Road, passing the Tesco Express and Doctors Surgery on your left. Continue a little further and the property can be found on the right-hand side, just after the turning for Natterers Road. Turn right into the shared driveway, where the property is located on the right.

Agents Note

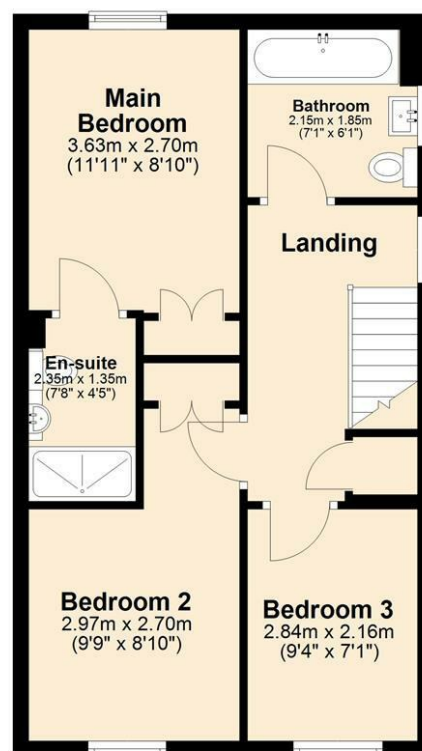
Buyers should note that there is a communal charge of approximately £230 per annum, which contributes towards the maintenance of shared areas



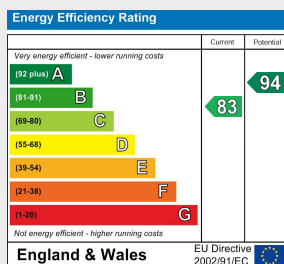
Ground Floor



First Floor



Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.
Plan produced using PlanUp.



Tenure: Freehold
Council Tax Band: D
Local Authority: South Norfolk

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



Butterfly Homes | 6 Church Lane | Eaton | NR4 6NZ
sales@butterflyhomes.co.uk
www.butterflyhomes.co.uk
01603 870870



While we have made every effort to ensure that these details provide a fair and accurate representation of the property at the time of listing, they are intended for guidance only. Please be aware that we do not consult with management companies, planning departments, or building control in preparing these details. We strongly recommend that you review the property and its surrounding area on Google Maps and Street View before scheduling a viewing. Note that the photographs do not imply that any depicted items are included, the quoted measurements are approximate, and the fixtures, fittings, and appliances have not been tested, so their functionality cannot be guaranteed. If any specific detail is particularly important to you, we advise seeking professional verification.

We are Butterfly Lettings LTD trading as Butterfly Homes with registered number 15893663 and address C/O Shaw & Co 3 Colegate Norwich Norfolk NR3 1BN