



13 | Bartram Close | Hethersett | NR9 3FX  
Guide Price £275,000

## The Features

- Guide Price £275,000 - £300,000
- Modern three bedroom semi detached home in a popular location
- 15'5 kitchen/diner spanning the rear with patio doors to the garden
- Spacious 13'10 max lounge with front-facing window
- Three well proportioned bedrooms, including a main bedroom with en-suite shower room
- Modern family bathroom plus convenient ground floor WC
- Enclosed rear garden and driveway parking
- Gas central heating, double glazing, and the remainder of the NHBC warranty
- Offered with no onward chain and a quick sale available
- Ideal for first-time buyers, investors, or those seeking a low-maintenance home

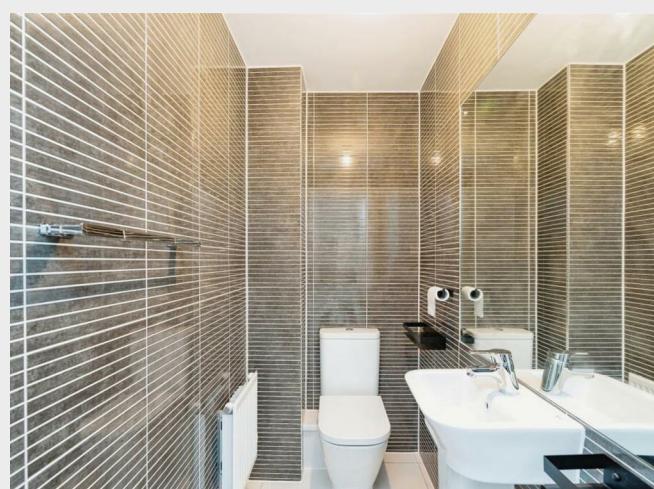


## About the Property

Offered with no onward chain and a quick sale available, this modern three bedroom semi-detached home is a must view for anyone seeking a property that is ready to move into in the popular village of Hethersett. Built in 2019 and benefitting from the remainder of the NHBC warranty, the property is ideally suited to first time buyers, investors, or those seeking a modern, low maintenance home.

The ground floor welcomes you via an entrance hall leading into a spacious 13'10 max lounge with a front-facing window. There is a convenient WC and storage cupboard located off the inner hallway. To the rear of the property is a 15'5 kitchen/diner spanning the width of the home, featuring patio doors opening onto the enclosed rear garden. The kitchen is well equipped with integrated appliances, including a fridge/freezer, oven, hob, washing machine, and dishwasher.

Upstairs, the property offers three well proportioned bedrooms, with the main bedroom benefitting from an en-suite shower room. A modern family bathroom is accessed from the landing





## The Outside

The rear garden is mainly laid to lawn and includes a small patio area, with a gate providing access to the front of the property. To the front, there is a driveway to the side offering parking for two vehicles, along with an EV charging point. A small lawned area with established shrubs completes the frontage.

## Location Overview

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

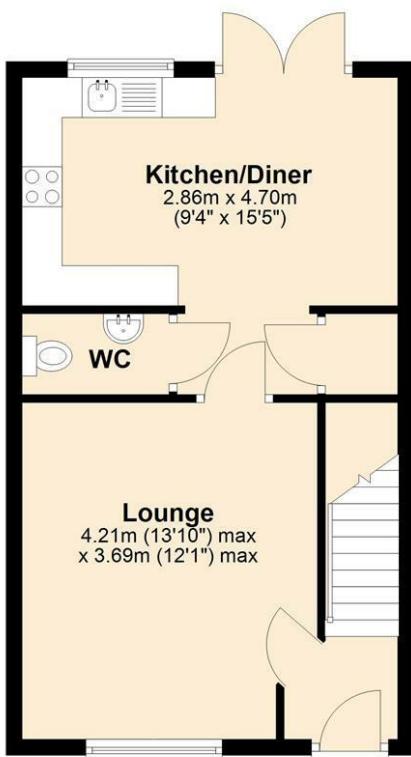
Turn left off Harness Maker Way into Frederick Grove and follow the road around to the right, where it becomes Bartrum Close. The property is located on the left-hand side.

What3Words location: //lately.trembles.valuables



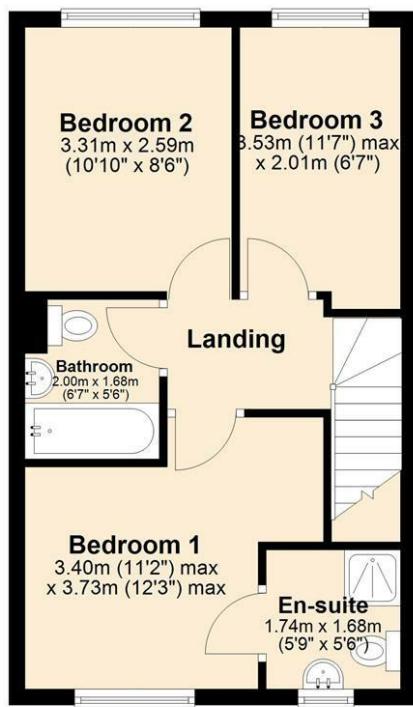
## Ground Floor

Approx. 38.9 sq. metres (418.7 sq. feet)



## First Floor

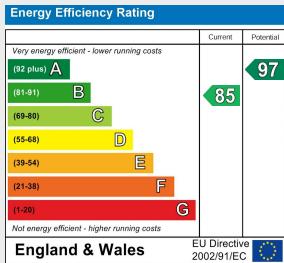
Approx. 38.9 sq. metres (418.7 sq. feet)



Total area: approx. 77.8 sq. metres (837.3 sq. feet)

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:** C

**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.



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