



**Westgate Green, Hevingham, Norwich, NR10 5RF**

**welcome to**

**Westgate Green, Hevingham, Norwich**

A superb detached House in the village of Hevingham, with flexible internal accommodation to include 4 Bedrooms, 3 Reception Rooms & 2 Bathrooms. Outside offers ample off-road parking, single Garage & enclosed front and rear gardens.



## Description

Don't miss this deceptively spacious, detached House set in the village of Hevingham which offers a local pub, 'The Fox', fishing lakes, Primary School & Hevingham Park, and is located approximately 4.3 miles from Aylsham, offering a wide range of amenities to include shops, restaurants, pubs & has great transport links to Norwich City Centre and the North Norfolk Coast.

The property enjoys flexible accommodation to include Lounge, Dining Room, Study, Kitchen, Utility Room & Re-fitted Cloakroom to the ground floor, whilst upstairs offers 4 Bedrooms (Master with Re-Fitted En-Suite) & Refitted en-suite cloakroom to the second bedroom. Re-Fitted Family Bathroom. Outside has a generous gravel driveway leading to a single Garage, with power, lighting & storage and an enclosed rear garden.

## Entrance Porch

Vinyl tile effect floor, double glazed window & door to entrance hall.

## Entrance Hall

Stairs to first floor with under stairs cupboard, coat cupboard with alarm control, BT point & radiator.

## Re-Fitted Cloakroom

Re-fitted suite comprising low level WC & wash basin vanity unit, wood effect vinyl floor, heated towel rail & double glazed window.

## Lounge

21' 9" x 11' 8" (6.63m x 3.56m)

Double aspect room from front aspect double glazed bay window & double glazed sliding door to rear garden. Open fire with surround, TV point & 2 radiators.

## Study

9' 8" x 9' 8" (2.95m x 2.95m)

Radiator & rear aspect double glazed window.

## Dining Room

16' x 7' 8" (4.88m x 2.34m)

Radiator & front aspect double glazed window.

## Kitchen

13' 1" x 10' 8" (3.99m x 3.25m)

Fitted with a range of wall & base units with under unit lighting, work top over with sink & drainer unit and tiled splash back. Electric cooker, dishwasher, built-in wine rack & breakfast bar. Wood effect vinyl floor, heated towel rail & rear aspect double glazed window. Opens to Utility Room.

## Utility Room

7' 8" x 7' 8" (2.34m x 2.34m)

Fitted with wall & base units, work surface with stainless steel sink & drainer unit & tiled splash back. Water softener, central heating boiler & wood effect vinyl floor. Radiator, rear aspect double glazed window & stable door to outside.

## First Floor Landing

Airing cupboard, radiator & loft access with ladder. Doors to Bedrooms & Bathroom.

## Bedroom One

11' 8" x 11' 8" (3.56m x 3.56m)

TV point, radiator and front aspect double glazed window. Door to En-suite.

## Re-Fitted En-Suite

Re-fitted fully tiled suite comprising low level WC, wash basin & triple walk-in shower cubicle. Tiled floor, extractor fan & heated towel rail.

## Bedroom Two

11' 8" x 11' 1" (3.56m x 3.38m)

Radiator & double glazed window. Cloakroom to one corner with WC, wash basin with splash back & wood effect floor.

## Bedroom Three

11' 1" x 9' 5" (3.38m x 2.87m)

Mirror-fronted wardrobe, radiator & rear aspect double glazed window.

## Bedroom Four

11' 8" x 9' 5" (3.56m x 2.87m)

Radiator & rear aspect double glazed window.

## Re-Fitted Bathroom

Re-fitted with a stylish suite comprising concealed WC unit, wash basin vanity unit and bath with central mixer tap & shower attachment and shower cubicle. Heated towel rail, de-mister wall mirror with shaver point & light, spotlights and is fully tiled.

## Outside

To the front of the property is a generous gravel driveway, leading to a single Garage with up & over door, lighting, power, storage space above & personal door to the side. Further front garden is enclosed, laid to lawn with extremely well-stocked borders & gates gives access to rear garden on both sides.

To the left side of the property is a wood store & pathway leading to the rear.

To the rear is a lawned garden with a generous patio area with pond inset, outside lighting & electricity and a Summer House with power.

## Agent's Note

The property has a CCTV system with cameras to the front & rear, and is included with the sale.



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## Westgate Green, Hevingham, Norwich

- Spacious Detached House
- 4 double Bedrooms - Master with Re-Fitted En-Suite
- Kitchen & Utility Room, Lounge, Dining Room & Study
- Double glazed throughout
- Re-fitted Family Bathroom & Downstairs Cloakroom
- Gravel Driveway with Ample Off-Road Parking
- Single Garage with Power, Lighting & Storage
- Enclosed Front & Rear Gardens

Tenure: Freehold EPC Rating: Awaited



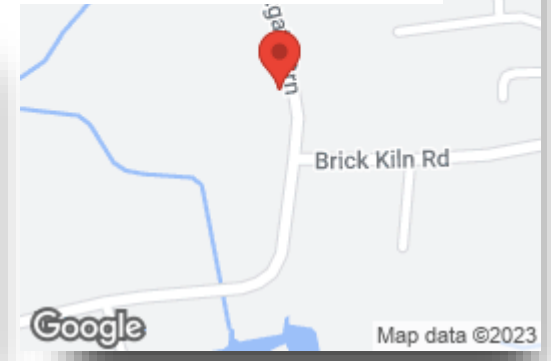
Ground Floor



First Floor

**£440,000**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
AYS109268 - 0004

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