



10 Shoemaker Court
Hethersett, Norwich, NR9 2GJ

BROWN & CO



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A superb, executive detached five-bedroom house with front and rear gardens, garaging and a large driveway. Built in December 2018 with four years remaining on the NHBC warranty.

Offers in Excess of £475,000



DESCRIPTION

No. 10 Shoemaker Court was built approximately 5 years ago and represents a wonderful opportunity to live in an incredibly functional and efficient home with superb easterly views over green space.

The house enjoys well-arranged accommodation on three floors and comprises a spacious entrance hall providing access to the study, cloakroom, kitchen dining room and sitting room. French doors lead out from the dining area into the gardens onto the terrace.

On the first floor there are three double bedrooms and the family bathroom. The principal bedroom suite enjoys a dressing area and shower room.

The second floor provides access to two bedrooms and a shower room. The views from this level to the front are rather delightful.

To the outside, the gardens are mainly lawned and enjoy a high degree of privacy from neighbouring properties. There are a range of lovely borders, useful side access and access is available into the

garage either by a side door or bifold doors, a superb addition by the current owners. The double garage with twin electric roller doors is currently used as a gym and for general storage purposes.

To the front the property is superbly positioned, well set back from the cul-de-sac minor road with a front garden and brick weave driveway offering parking for a large number of vehicles.

Services – Mains water, mains drainage, mains gas central heating, mains water.

Local authority – South Norfolk District Council.

Council tax band - E

LOCATION

Hethersett is strategically situated between the city of Norwich and Wymondham, being within easy reach of the main A11 trunk road and the Norwich southern bypass. There are a wide range of amenities in Hethersett including shops, dentist, butcher, Tesco Express and a local store within walking distance together with the Hethersett Memorial Playing Field. There is also a good bus service. The property is located in a quiet residential area.

DIRECTIONS

Proceed out of Norwich on Newmarket Road and on reaching the Thicket roundabout at the junction with the A11 take the B1172 Norwich Road. Turn right onto the Norwich Road and upon approaching Hethersett turn right into Colney Lane. Take the second left into Harness Maker Way then left into Coackmakers Way and then turn the first left into Shoemaker Court. The property is located on the right-hand side.

AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

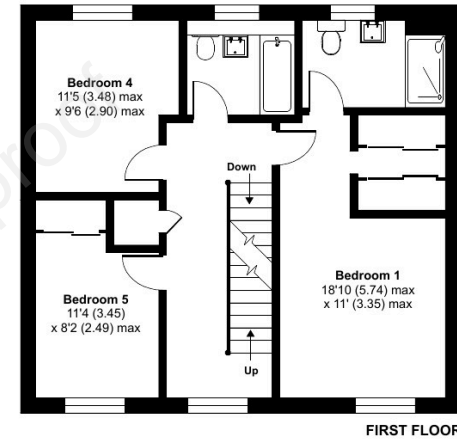
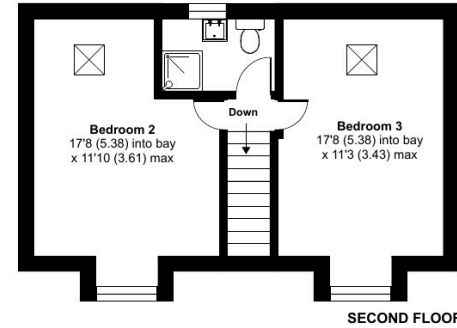
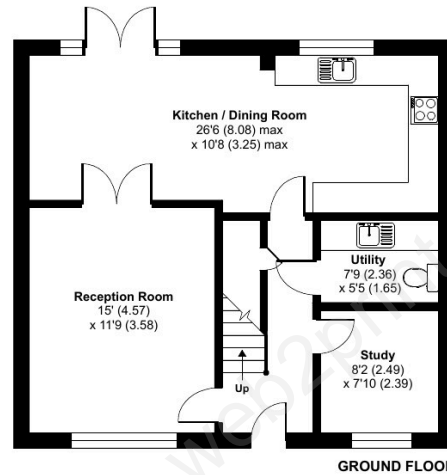
VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



Shoemaker Court, Hethersett, Norwich, NR9

Approximate Area = 1812 sq ft / 168.3 sq m
Garage = 470 sq ft / 43.6 sq m
Total = 2282 sq ft / 211.9 sq m
For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Brown & Co. REF:1179387

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