



8 Weaver Crescent

Hethersett, Norwich, Norfolk, NR9 3GF

BROWN & CO



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A superbly presented three-bedroom semi-detached house with a pleasant rear garden and off-road parking for up to three vehicles.

Offers in Excess of £250,000



DESCRIPTION

No. 8 Weaver Crescent represents a delightful opportunity for a wide range of buyers to acquire a comfortable three-bedroom semi-detached house offered in superb order throughout, in the sought after location of Hethersett, just south of Norwich.

The property enjoys well-arranged accommodation on two floors and comprises an entrance hall, cloakroom, living room and kitchen dining room on the ground floor. On the first floor there are three bedrooms off the landing together with a family bathroom. The principal bedroom benefits from an en-suite shower.

The garden is at the rear of the house, enclosed by panel fencing and is an incredibly low maintenance space with the installation of Astroturf across two tiers. There is also a raised decked seating area at the rear of the garden.

At the side of the house there is off road parking for up to three vehicles.

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

Local authority – South Norfolk District Council.

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 Thickthorn 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 Coachmakers Way. Follow Coachmakers Way until you reach Weaver Crescent on the left. The property is located just round the corner 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.

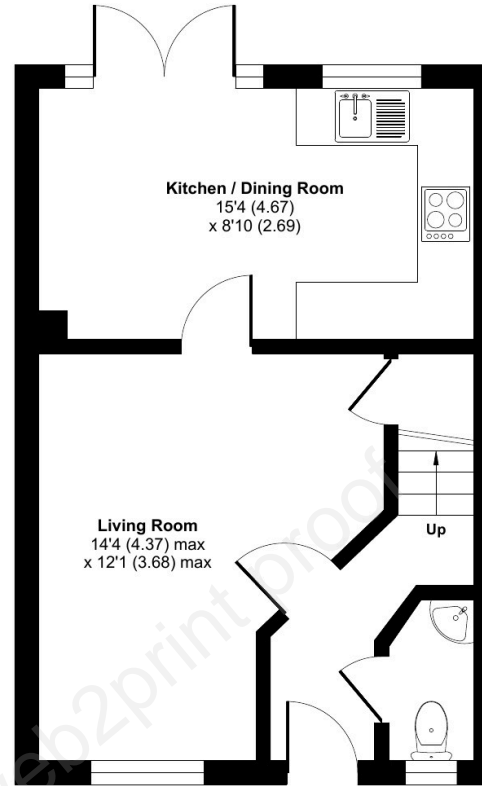
(2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

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

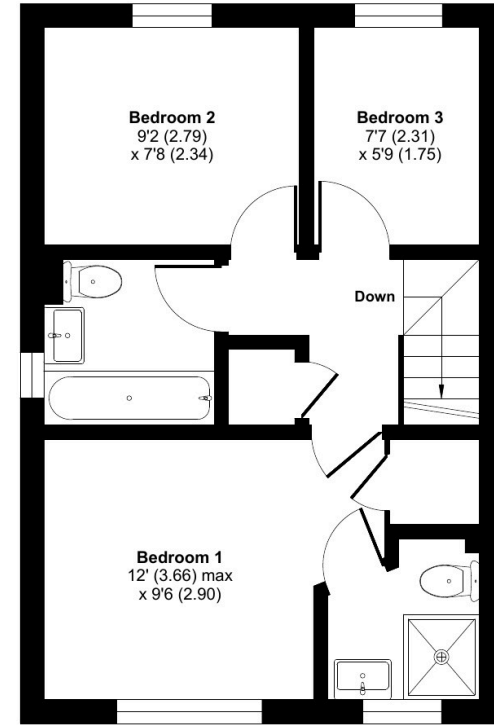




Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Brown & Co. REF: 1197508

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