

72 KETTS OAK

HETHERSETT | NORWICH | NORFOLK | NR9 3DJ

Guide Price £600,000 - £625,000

SUMMARY This extended detached chalet offers versatile living, spanning over 2,200 sq/ft. across two floors. Accommodation comprises 4/5 bedrooms and multiple reception rooms, providing space for various lifestyles. Complete with a well-equipped garage, driveway, and carport, the property ensures practicality. Outside is an enclosed garden featuring a lawn, patio and raised beds for gardening enthusiasts.

KEY FEATURES

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Extended, detached chalet with over 2,200 sq/ft. of versatile accommodation

4/5 bedrooms over 2 floors; main bedroom benefits from built-in storage and an en-suite shower room

Kitchen/diner with integrated hob and eye-level oven, plus utility off

3 reception rooms including an 18' lounge with garden access and separate dining room

Ground floor bathroom, first floor shower room and an en-suite to the main bedroom

Solar PV panels, gas central heating and double glazing

Garage with light and power, plus driveway and carport

Rear garden with lawn, patio and raised vegetable beds

Ideally located for access to Wymondham, Norwich city and Hethersett amenities

HAMMOND
STRATFORD



Approx Gross Internal Area
205 sq m / 2211 sq ft



Ground Floor
Approx 132 sq m / 1419 sq ft

First Floor
Approx 74 sq m / 792 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

OUTSIDE Screened from the road by a hedge, the property benefits from a shingle driveway allowing for off-road parking and leading to the car port and the single garage, which features power and light, a manual up and over door and personnel door in to the garden. The generous garden features mainly lawn with a patio abutting the chalet, and raised planters, ideal for cultivating.

AGENTS NOTE Please be advised the current plot is on two title numbers.

DIRECTIONS From the Waitrose roundabout in Wymondham, head towards Norwich on B1172. Head over the roundabout and past the car dealership on the left, where the property can be found shortly after on the left-hand side, next to the electricity substation, before Park Farm Hotel.

LOCAL AUTHORITY South Norfolk

COUNCIL TAX BAND E

ENERGY EFFICIENCY RATING Current C 71 Potential C 80

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While we have made diligent efforts to ensure the accuracy of the information relating to each property at the point of listing, you are advised to consult the official local council website for details on conservation areas, flood risks, tree preservation orders, planning applications and other relevant aspects. These details are for guidance purposes only and we do not seek advice from the seller's legal representative in their preparation. We also strongly advise that you inspect the property and surrounding area on Google Maps and Street View prior to viewing. The photographs do not infer that items shown are included in the sale, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.

