



16 KAREN CLOSE

Hethersett, Norfolk, NR9 3DG

HAMMOND
STRATFORD



FOR SALE

Guide £800,000 - £825,000



“Stunning 5 bed detached family home offering over 3,680 sq/ft. of stylish living space, set on approx. 0.6 acres.”

THE FEATURES

- ✓ Guide Price £800,000 - £825,000
- ✓ Individual, extended detached property finished to a high specification with modern design features
- ✓ Competitively priced due to very motivated sellers, boasting over 3,680 sq/ft. of accommodation
- ✓ 5 double bedrooms; 2 featuring built-in storage and en-suite bathrooms
- ✓ 22'6 max. main bedroom with en-suite bathroom, walk-in wardrobe plus balcony access
- ✓ Stunning triple aspect 54' open plan living space with garden access – perfect for entertaining
- ✓ 27'8 dual aspect lounge, 26'6 family room plus 26'2 utility with garden access
- ✓ 2 ground floor WCs plus first floor family bathroom and 2 en-suite bathrooms
- ✓ Gas central heating, double glazing with aluminium doors/windows throughout plus underfloor heating
- ✓ 43' detached garage, generous off-road parking and pond





THE PROPERTY

Stunning, stylish and spectacular! This impressive 5 bedroom detached property has been extended to create an truly unique family home set within approx. 0.6 acres. Boasting over 3680 sq/ft. of living space, including a 26'5 entrance hall leading to the 54' open plan living space and kitchen, 27'8 lounge plus 26'6 family room. The main bedroom features a unique en-suite bathroom plus a balcony with wonderful views of the extensive gardens with pond. Do not miss out!

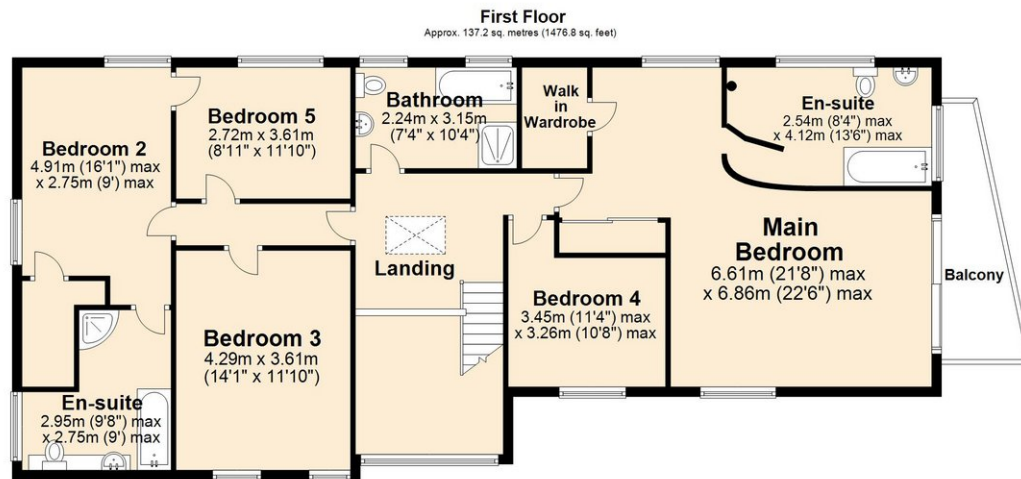
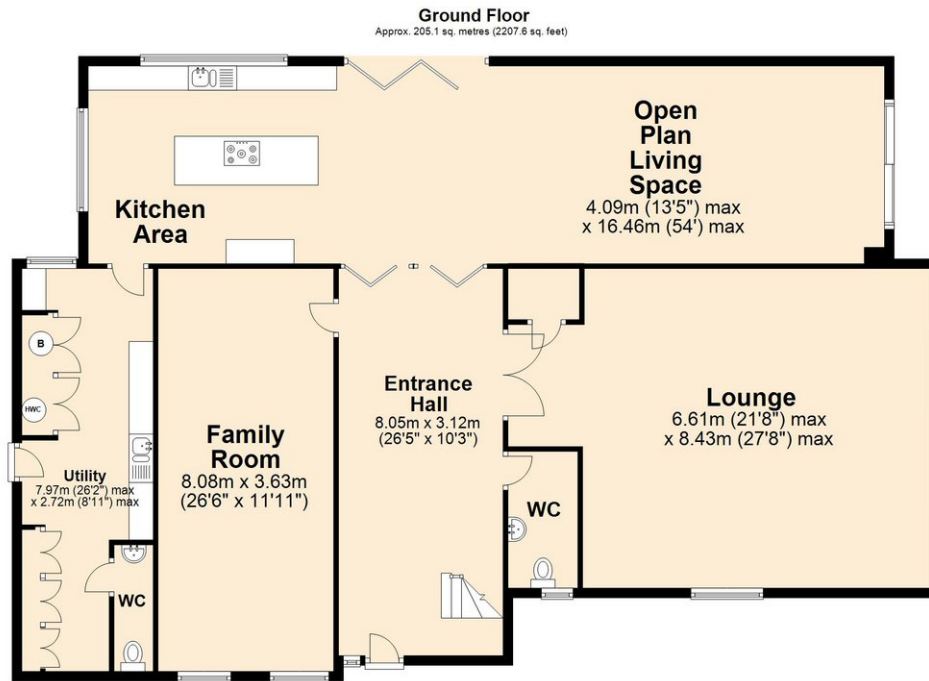
THE OUTSIDE

This individual property enjoys a secluded position at the end of a cul de sac, yet conveniently located for village amenities and road links. A driveway and parking area provide generous off-road parking and access to the approx. 43' x 16'2 detached garage with glass bi-fold front doors, double glazing, a WC to the rear, kitchen area, plus power, light and aircon unit - an ideal space for a home gym or annexe (STPP). Attractive, mature gardens wrap around the property with the main garden area subdivided into 2 sections; an extensive lawn and decking area abutting the house, plus a further enclosed section of garden beyond, featuring a pond, mature trees and shrubs. All set within an overall plot size of approx. 0.6 acres with the garden spaces providing a high degree of privacy in which to entertain or simply relax.

THE AREA

Located just six miles southwest of Norwich, Hethersett is a thriving and well-connected village offering an excellent blend of rural charm and modern convenience. With a strong sense of community, the village features a range of local amenities including shops, cafés, healthcare services, and highly regarded schools. Surrounded by open countryside and green spaces, Hethersett is ideal for those seeking a peaceful lifestyle while remaining close to the city. Excellent transport links, including nearby access to the A11 and regular bus routes, make commuting to Norwich, Cambridge, or beyond straightforward. Popular with families and professionals alike, Hethersett continues to grow as a desirable and welcoming place to call home.





Total area: approx. 342.3 sq. metres (3684.4 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

DIRECTIONS

From Norwich Road B1172, running along the edge of the village, turn into New Road and turn right almost immediately into St David's Road. Turn left into Karen Close where the property can be found at the end of the cul de sac, on the left-hand side.

AGENTS NOTE

Please be advised some of the images are computer generated to show the potential of this property.

TENURE

Freehold

LOCAL AUTHORITY

South Norfolk Council

COUNCIL TAX BAND

E

IMPORTANT: These sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon and are approx. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If any matters are likely to affect your decision to buy, please let us know before viewing the property.



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