



1 CARTMEL

Hethersett, Norfolk, NR9 3QQ

HAMMOND
STRATFORD

FOR SALE

Guide £260,000 - £270,000



**“3 bedroom semi-detached house
enjoying a spacious lounge/diner,
garage and driveway parking,
offerd Chain Free!”**

THE FEATURES

- ✓ Guide Price £260,000 - £270,000
- ✓ Semi-detached property within a popular development of a suburban village
- ✓ Positioned at the start of a cul sac, close to extensive parkland
- ✓ 3 bedrooms, including 2 with built-in storage
- ✓ 15' kitchen with white kitchen units and garden access
- ✓ Well-proportioned lounge/diner with large window providing plenty of natural light
- ✓ First floor bathroom with electric shower over the bath
- ✓ Gas central heating and double glazing
- ✓ Garage and driveway parking, plus an enclosed rear garden
- ✓ Conveniently located for city access and the Southern Bypass, plus village amenities





THE PROPERTY

An ideal first purchase or step up the property ladder, and offered with No Onward Chain, this 3 bedroom semi-detached house is located on a corner plot of a cul de sac, close to extensive parkland and an OFSTED Outstanding Academy. 2 of the 3 bedrooms include storage, while the ground floor offers a 15' lounge/diner, plus kitchen with access to the enclosed rear garden. Outside benefits from a garage, driveway parking and an enclosed garden.

THE OUTSIDE

Occupying a desirable corner plot within a cul-de-sac, this property offers wraparound lawns to the front and side. The enclosed rear garden boasts a generous patio, lawn, mature tree and stone chip borders, with gated access from the driveway. A detached garage measures approx. 14'10 x 6'10 and features wooden doors, power and light, and completes the package.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

DIRECTIONS

Head into the Steeple Tower development via Churchfields, from Norwich Road, B1172. Turn left into the second turning onto Ullswater Drive. The property can be found on the corner of Cartmel, which is on the on the right-hand side, before reaching the carpark for the parkland.

TENURE

Freehold

LOCAL AUTHORITY COUNCIL TAX BAND

South Norfolk Council
C

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.



01603 811108

hethersett@hammondstratford.co.uk

28 Great Melton Road, Hethersett, Norwich, Norfolk, NR9 3AB

HAMMOND
STRATFORD