



9 BENNETT CRESCENT
Hethersett, Norfolk, NR9 3FS

HAMMOND
STRATFORD 

FOR SALE

Guide £465,000 - £475,000



“Immaculate 4 bedroom detached Langdale-Style home with a south-facing garden and double garage in enviable corner position.”

THE FEATURES

- ✓ Guide Price £465,000 - £475,000
- ✓ Detached Langdale-style property providing a spacious L-shaped floorplan with a modern façade
- ✓ NHBC warranty remaining, offering peace of mind for buyers
- ✓ 4 good-sized first floor bedrooms, including a generous main suite with en-suite
- ✓ Designated ground floor study - an ideal quiet corner for remote work or potential 5th bedroom
- ✓ Stylish kitchen/diner featuring abundant storage, breakfast bar and integrated appliances
- ✓ Spacious lounge with dual aspect windows flooding the room with daylight
- ✓ Ground floor WC and first floor family bathroom
- ✓ Double garage plus driveway providing ample off-road parking
- ✓ South-facing rear garden of approx. 35' max. perfect for alfresco living



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THE PROPERTY

This property is a beautifully designed Langdale-style family home, ideally placed on a generous corner plot with a lovely open outlook across fields.

Step inside to a welcoming hallway, leading to a dual aspect lounge with French doors opening onto the garden. The stylish kitchen/diner is fully fitted with integrated appliances and offers space for family dining. A versatile study or 5th bedroom and WC complete the ground floor.

Upstairs, 4 well-sized bedrooms await, including a superb main suite with an en-suite shower room, plus a family bathroom.

This home is immaculately presented throughout and move-in ready - perfect for modern family life.

THE OUTSIDE

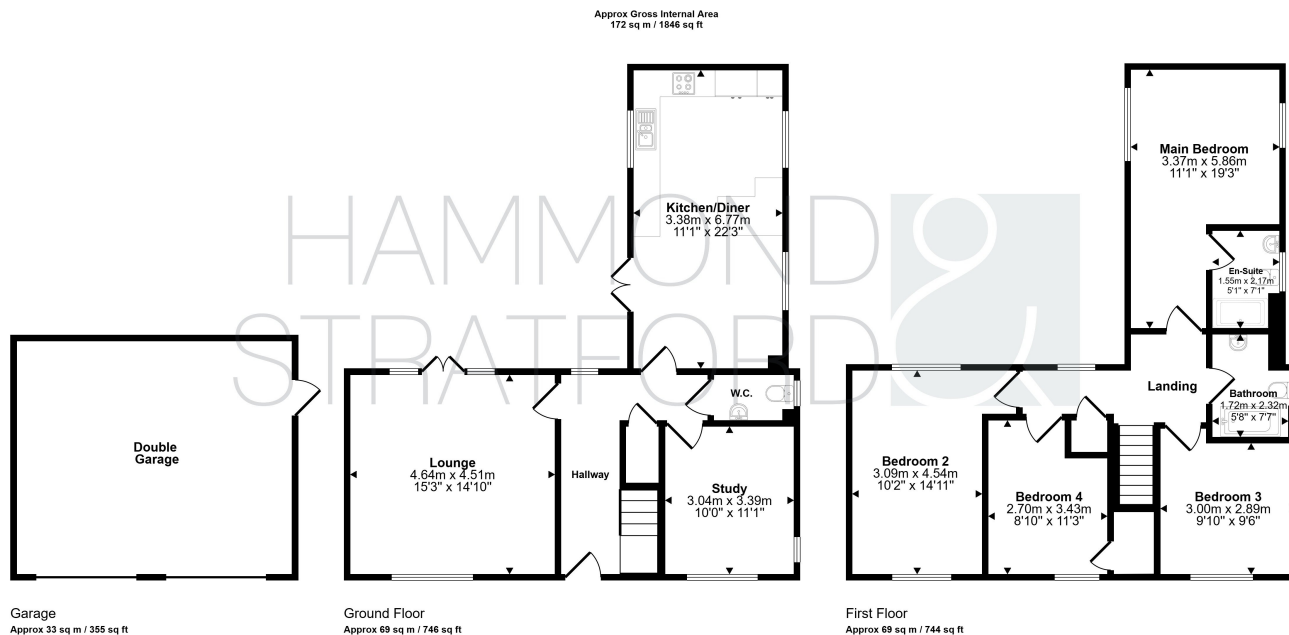
Occupying a desirable corner position within this residential crescent, the property enjoys an excellent plot with open views to the front. A driveway provides side-by-side off-road parking, leading to a detached double garage with pitched roof, twin up-and-over doors, power, lighting and a rear personnel door.

The rear garden is south-facing and generously sized at approx. 35' max. with a spacious patio seating area, lawn and bark play area, all enclosed by timber fencing - perfect for family living, entertaining and enjoying long summer evenings.

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.





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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

DIRECTIONS

From Colney Lane turn onto Harness Maker Way and enter the Heather Gardens development. Follow the road round before taking the first of two turnings into Bennett Crescent, continue round to the left, where the property can be found on the left-hand side corner.

AGENTS NOTE

We have been advised a service charge of approx. £190 per annum applies, however we are currently awaiting documents to confirm these details.

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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