



10 BACK LANE

Hethersett, Norwich, Norfolk, NR9 3JJ

HAMMOND
STRATFORD

FOR SALE

£425,000



“Immaculate 4/5 bed detached family home with a stunning open plan living space, garden cabin and south-facing garden in a village location.”

THE FEATURES

- ✓ Substantial, detached family home set back from the road in a non-estate village location
- ✓ 4 first floor bedrooms, with a ground floor study or potential bedroom 5 for added versatility
- ✓ Stunning open plan kitchen, dining area and garden room with wood burner, creating the ultimate entertaining or relaxation space
- ✓ Bespoke kitchen features contemporary units, built-in appliances and breakfast bar - ideal for modern family life
- ✓ Lounge benefits from plenty of natural light and an attractive electric fireplace
- ✓ Ground floor shower room plus first floor family bathroom featuring a jacuzzi-style bath and en-suite shower room to main bedroom
- ✓ Gas central heating and double glazing
- ✓ Generous off-road parking and low maintenance, south-facing rear garden with artificial lawn, patio and BBQ area
- ✓ Unique garden cabin features a bar, seating area and its own cloakroom - perfect for outdoor gatherings
- ✓ Ideally situated for local schools, amenities, excellent transport links and swift city access





THE PROPERTY

Step inside this deceptively spacious family home situated in the sought-after village of Hethersett, boasting 1,500 sq/ft. of superb space and stylish accommodation. The welcoming entrance hall leads through to the light-filled lounge with attractive electric fireplace, creating an inviting space to relax and unwind. At the heart of this impressive property is the stunning open plan living area, featuring a sleek and stylish kitchen, dining area and adjacent garden room with cozy wood burner - perfect for year-round entertaining and relaxation. The former garage has been converted to a shower room and study, providing an ideal home office or potential ground floor bedroom.

Four bedrooms occupy the first floor, three benefiting from built-in storage plus an en-suite shower room to the main bedroom, complemented by a luxurious family bathroom. A truly versatile home, perfect for modern family life!

THE OUTSIDE

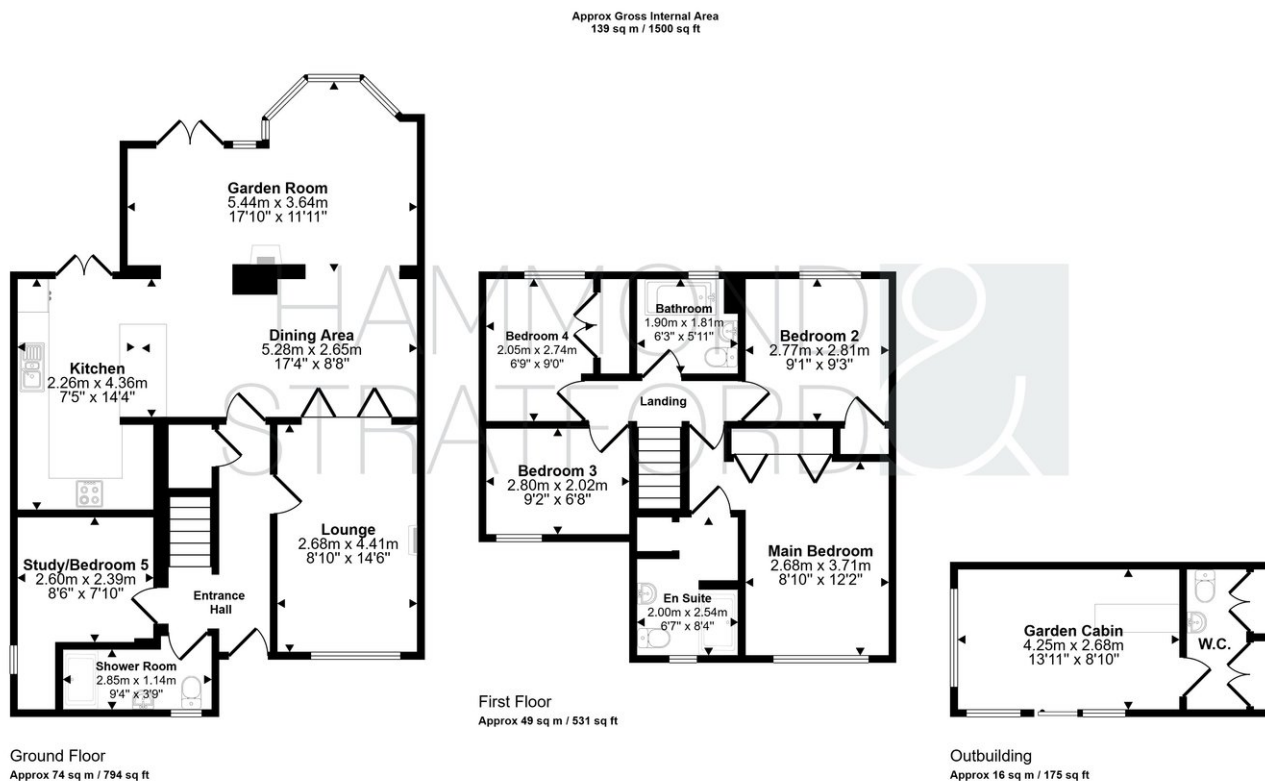
The property sits back from the road, accessed via a shared driveway, leading to the property's private driveway which provides off-road parking for multiple vehicles. To the rear, the private, enclosed rear garden features artificial lawn, patio and a BBQ area, alongside a garden cabin complete with a bar, seating area and cloakroom, creating a unique social hub. The low maintenance, south-facing space is perfectly designed for relaxation, entertaining and family life alike.

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		
(81-91) B		82
(69-80) C	74	
(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 outskirts of the village, turn into Churchfields. Follow the road round as it becomes Back Lane, passing the village hall on your right. Shortly after Jaguar Road, the property can be found on the left-hand side, set back from the road, accessed via a shared driveway.

AGENTS NOTE

Please be advised that the former garage is currently being used as a study and shower room.

TENURE

Freehold

LOCAL AUTHORITY

South Norfolk Council

COUNCIL TAX BAND

D

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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