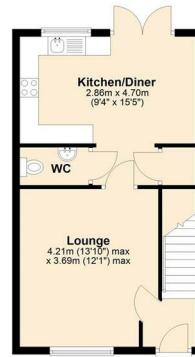


13 | Bartram Close | Hethersett | NR9 3FX

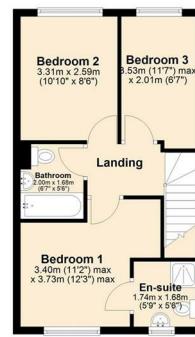
Guide Price £275,000



**Ground Floor**  
Approx. 38.9 sq. metres (418.7 sq. feet)



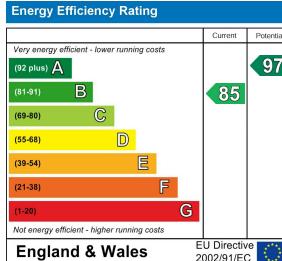
**First Floor**  
Approx. 38.9 sq. metres (418.7 sq. feet)



Total area: approx. 77.8 sq. metres (837.3 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. The floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is given as to their condition, functionality or efficiency.

Plan produced using PlanUp.



## Description

Offered with no onward chain and a quick sale available, this modern three bedroom semi-detached home is a must view for anyone seeking a property that is ready to move into in the popular village of Hethersett. Built in 2019 and benefitting from the remainder of the NHBC warranty, the property is ideally suited to first time buyers, investors, or those seeking a modern, low maintenance home.

The ground floor welcomes you via an entrance hall leading into a spacious 13'10 max lounge with a front-facing window. There is a convenient WC and storage cupboard located off the inner hallway. To the rear of the property is a 15'5 kitchen/diner spanning the width of the home, featuring patio doors opening onto the enclosed rear garden. The kitchen is well equipped with integrated appliances, including a fridge/freezer, oven, hob, washing machine, and dishwasher.

Upstairs, the property offers three well proportioned bedrooms, with the main bedroom benefitting from an en-suite shower room. A modern family bathroom is accessed from the landing

## Key features

- Guide Price £275,000 - £300,000
- 15'5 kitchen/diner spanning the rear with patio doors to the garden
- Three well proportioned bedrooms, including a main bedroom with en-suite shower room
- Enclosed rear garden and driveway parking
- Offered with no onward chain and a quick sale available
- Modern three bedroom semi detached home in a popular location
- Spacious 13'10 max lounge with front-facing window
- Modern family bathroom plus convenient ground floor WC
- Gas central heating, double glazing, and the remainder of the NHBC warranty
- Ideal for first-time buyers, investors, or those seeking a low-maintenance home

Council Tax Band & Local Authority: C, South Norfolk

Deposit Required:

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



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