



Harness Maker Way, Hethersett - NR9 3FY



Harness Maker Way

Hethersett, Norwich

Situated on the FRINGES OF THE DEVELOPMENT, tucked away in a quiet CUL-DE-SAC, this SEMI-DETACHED TOWNHOUSE presents a charming opportunity for comfortable living. The property comprises a HALLWAY ENTRANCE opening to a generously proportioned 14' SITTING ROOM with INTEGRATED STORAGE, creating a cosy haven for relaxation. Beyond stairs lead up and a convenient W.C opens to the right. Further to the OPEN KITCHEN and DINING ROOM, offering a modern and high specification with INTEGRATED APPLIANCES, the space is adorned with FRENCH DOORS leading out. Heading upstairs, TWO BEDROOMS open from the landing with a three piece FAMILY BATHROOM located centrally. Heading up to the top floor, the 16' MAIN BEDROOM offers vast integral storage and a three piece SHOWER ROOM ENSUITE. Externally, generous tandem DRIVEWAY PARKING can be found adjacent to the home, whilst the rear GARDEN is PRIVATE and FULLY ENCLOSED with a laid lawn and outdoor patio.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Semi-Detached Townhouse
- Cul-De-Sac Setting
- Spacious 14' Sitting Room with Integral Storage
- Open Kitchen & Dining Room with French Doors
- Three Bedrooms
- Family Bathroom, Ensuite & W.C
- Private & Enclosed Garden
- Tandem Driveway Parking

Hethersett is a highly sought after village situated approximately six miles south of the city of Norwich, and three miles north of the popular market town of Wymondham. The village benefits from a range of recreational and shopping facilities, with a medical centre, dental surgery, library, post office and public house within proximity. Schools to suit all age groups and good transport services can also be found, whilst road links provide access to the A11, A47 and A140.



SETTING THE SCENE

The property can be found set back from the road, offering a laid lawn and shingle frontage with a flagstone pathway leading up to the main entrance at the front.

THE GRAND TOUR

Stepping inside, the hallway entrance offers tiled flooring for ease of maintenance with space for storing outdoor wear. Moving into the 14' sitting room, offering carpeted flooring running underfoot. The room features a useful under stairs integral storage cupboard to the corner the room, this well proportioned room allowing for a range of soft furnishing layouts with uPVC double glazed windows enjoying front facing aspect and flooding the room with natural light. At the end of the room, the door opens to the inner hallway with stairs rising to the first floor on the left and a convenient two piece WC on the right. The last door opens to the kitchen and dining room, with ample space for dining and French doors leading out. The kitchen itself offering a range of wall and base storage cupboards with integral appliances including an oven, inset electric hob and extractor with further space available for large fridge freezer and under counter space for a washing machine.

Ascending the stairs to the carpeted first floor landing, doors open to two bedrooms. The first room, on the right, is currently used as a study and offers twin uPVC double glazed windows enjoying front facing aspect with radiators and carpeted flooring. The second room enjoys views over the garden with continued carpeted flooring, this time with large fitted wardrobes. Located centrally from the landing, the three piece family bathroom includes a bath with a primarily tiled splashback and hard flooring underfoot. The final staircase rises to the second floor landing. A generous integral storage cupboard can be found straight ahead, whilst a door opens to the bedroom itself. This space includes part vaulted ceilings with plenty of space for a large double bed and further storage furniture. The door to the corner of the room opens to the three piece ensuite shower room including a glass enclosed shower cubicle and fancy storage below the sink.

FIND US

Postcode : NR9 3FY

What3Words : [///strumming.form.subplot](https://www.what3words.com/strumming.form.subplot)

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.





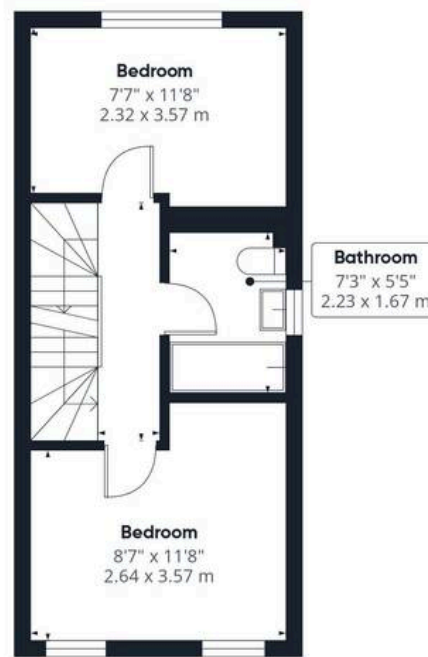
THE GREAT OUTDOORS

Stepping outside, the rear garden is private and fully enclosed with timber panel fencing, opening to a flagstone patio with space for outdoor furniture to enjoy the summer months and a useful latch and brace gate offers access to the driveway. The remainder of the garden is predominantly laid to lawn with a useful storage shed at the end of the garden.





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

827 ft²

76.7 m²

Reduced headroom

13 ft²

1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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