



17 Hare Crescent
Hethersett, Norwich, NR9 3RQ

BROWN & CO



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A three-bedroom semi-detached house overlooking open meadow and fields, offering three off-road parking spaces and a south-facing rear garden. Well positioned within a popular village location close to local amenities and schooling.

£280,000



DESCRIPTION

This three-bedroom semi-detached house enjoys a pleasant position overlooking open green space and is presented in good decorative order throughout.

The accommodation is arranged over two floors. On the ground floor, an entrance hall provides access to a cloakroom/WC and leads through to a bright sitting room positioned to the front of the property. To the rear, there is a fitted kitchen/diner comprising white gloss wall and base units, wood effect work surfaces, integrated oven with electric hob, space for appliances including a full-sized Fridge freezer and a washing machine. French doors opening onto the rear garden.

The property further benefits from gas central heating via an Ideal boiler and UPVC double glazing throughout.

To the first floor, there are three bedrooms, two of which are doubles. The principal bedroom benefits from built-in wardrobe storage and an en-suite shower room. The remaining bedrooms are served by a family bathroom fitted with a bath and shower over, wash basin and WC. There is access to the loft from the landing which is fully boarded and has a pull-down loft ladder.

Externally, the rear garden is south-facing and designed with ease

of maintenance in mind, comprising patio and grassed areas. To the front, there are three allocated off-road parking spaces, the third space created by the current owners using shingle. Visitor parking is also available nearby.

With its practical layout, modern finish and village setting, the property would suit first-time buyers, young families or those seeking a well-connected yet quieter location.

Services – We believe that all mains' services are connected to the property. Gas central heating.

Local authority – South Norfolk Council

Council tax band – Band C

LOCATION

Hare Crescent forms part of a popular development within the village of Hethersett, approximately six miles south-west of Norwich. The village estate offers a range of local amenities including schooling, shops, medical facilities and regular bus services, with convenient access to the A11 and Wymondham railway station for onward travel. Within the development itself, there is also a recently built Co-op convenience store and an Esquires coffee shop, providing additional everyday convenience for residents.

DIRECTIONS

Leave Norwich via Newmarket Road and at the Thickthorn roundabout take the B1172 Norwich Road towards Wymondham. Turn right into Colney Lane and then right into Harness Maker Way and continue until you reach Hare Crescent on the right. Proceed round to the left and the property will be seen on the left.

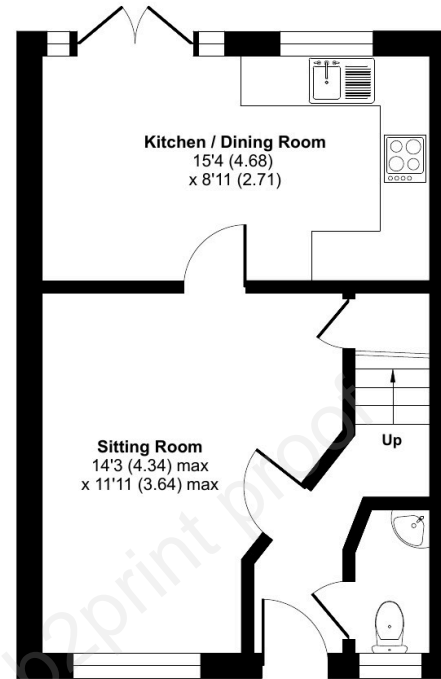
AGENT'S NOTES:

- (1) Maintenance charge approximately £128 per annum. EPC Rating: B.
- (2) The property is being sold by a member of staff at Brown & Co.
- (3) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (4) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

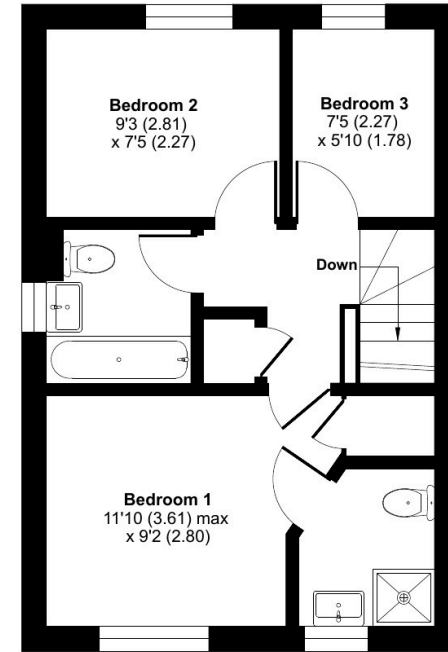
VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR

Hare Crescent, Hethersett, Norwich, NR9

Approximate Area = 726 sq ft / 67.4 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Brown & Co. REF: 1409255

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