



13 | Bartram Close | Hethersett | NR9 3FX

Guide Price £275,000



## The Features

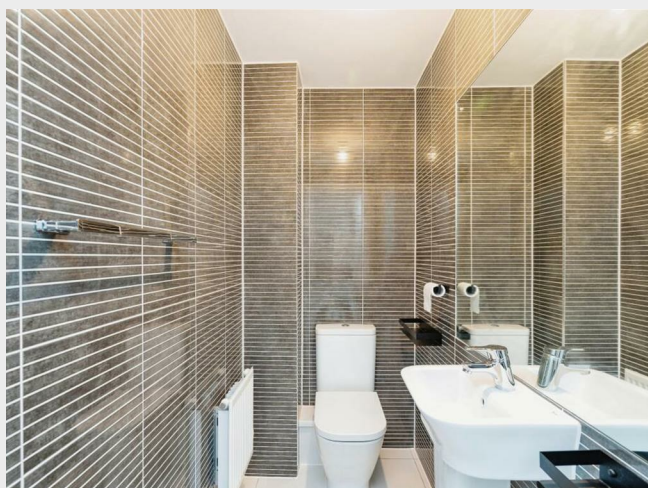
- Guide Price £275,000 - £300,000
- Modern three bedroom semi detached home in a popular location
- 15'5 kitchen/diner spanning the rear with patio doors to the garden
- Spacious 13'10 max lounge with front-facing window
- Three well proportioned bedrooms, including a main bedroom with en-suite shower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

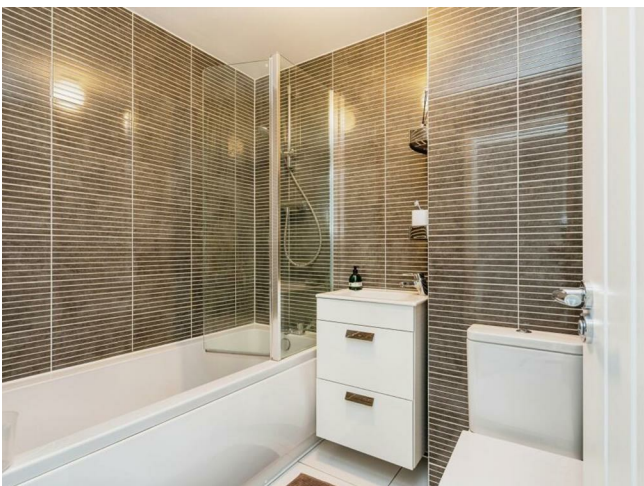
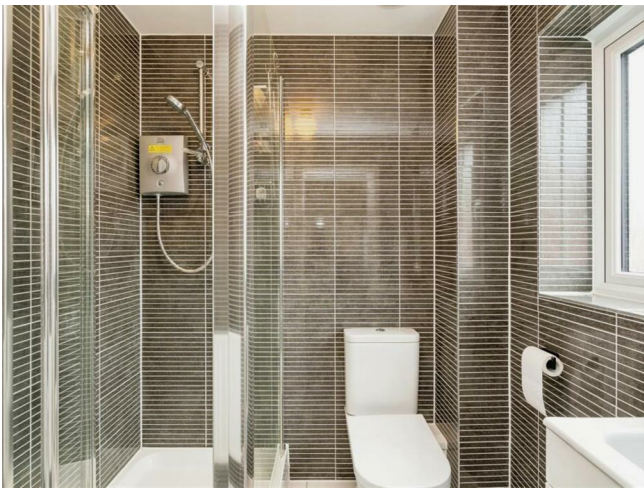
## About the Property

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





## The Outside

The rear garden is mainly laid to lawn and includes a small patio area, with a gate providing access to the front of the property. To the front, there is a driveway to the side offering parking for two vehicles, along with an EV charging point. A small lawned area with established shrubs completes the frontage.

## Location Overview

Only six miles southwest of Norwich, Hethersett is a thriving and well-connected village that combines rural charm with modern convenience.

The village enjoys a strong sense of community and offers a wide range of amenities including shops, cafés, healthcare services and highly regarded schools. Surrounded by countryside and green spaces, it provides a peaceful lifestyle while remaining close to the city.

With excellent transport links, including easy access to the A11 and regular bus services, commuting to Norwich, Cambridge or further afield is simple. Popular with both families and professionals, Hethersett continues to grow in demand as one of Norfolk's most desirable and welcoming places to call home.

## Directions

Turn left off Harness Maker Way into Frederick Grove and follow the road around to the right, where it becomes Bartrum Close. The property is located on the left-hand side.

What3Words location: [///lately.trembles.valuables](#)

## AGENTS NOTE

Please be advised management fees will apply per annum, however we are currently awaiting documents to confirm the amount

## Anti-Money Laundering (AML) Checks

In line with Anti-Money Laundering regulations, we are required to carry out identification and verification checks on all purchasers once an offer has been accepted. To complete these checks, we use a secure electronic verification system via Hipla. A non-refundable fee of £25 + VAT (£30 including VAT) per purchaser will be payable to cover the cost of these checks. This fee is required prior to the issue of the Memorandum of Sale, and all purchasers must complete the verification process to enable the transaction to proceed.

## Further Information

### Letting Services -

We provide a professional, ARLA-accredited lettings and management service. Whether you're considering renting out your property to purchase another, exploring buy-to-let opportunities, or would simply like a free, no-obligation review of your current portfolio, our team will be happy to help. Please contact the office to discuss your options further.

### Referral Fees-

Butterfly Homes may receive a referral fee or commission from recommended solicitors, mortgage advisers, or other third-party service providers. You are under no obligation to use any recommended provider, and details of any such arrangements are available upon request

### GDPR – Personal Information

To arrange a property viewing, we are required to collect certain personal information in order to provide a professional service to you and our client, the seller. This information will be shared with the seller but will not be passed to any third party without your consent. Should you decide to make an offer on a property, some of the personal information you provide will again be shared with the seller. It will not be disclosed to any other third party without your permission. Further details on how we store and process your data are available on request or via our website.

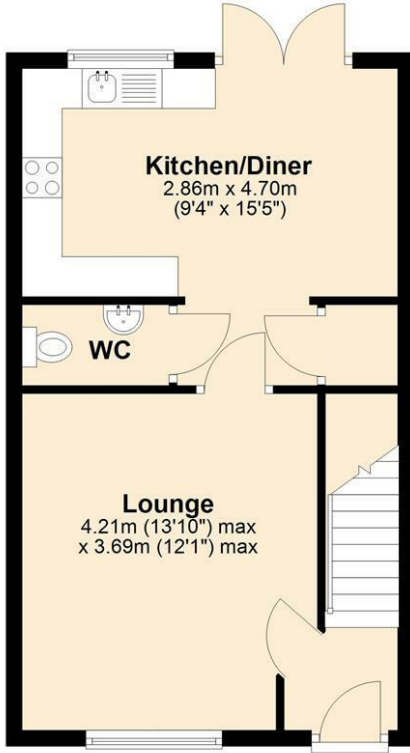
### Disclaimer -

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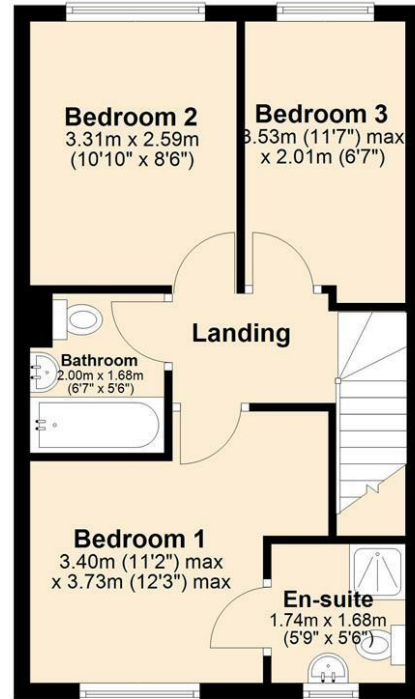
## Ground Floor

Approx. 38.9 sq. metres (418.7 sq. feet)



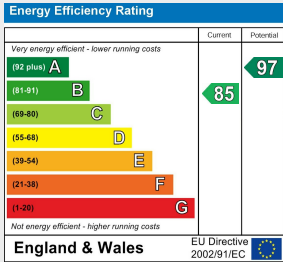
## First Floor

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. This 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 made regarding their functionality or efficiency.  
Plan produced using PlanUp.



Tenure: Freehold  
Council Tax Band: C  
Local Authority: South Norfolk



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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