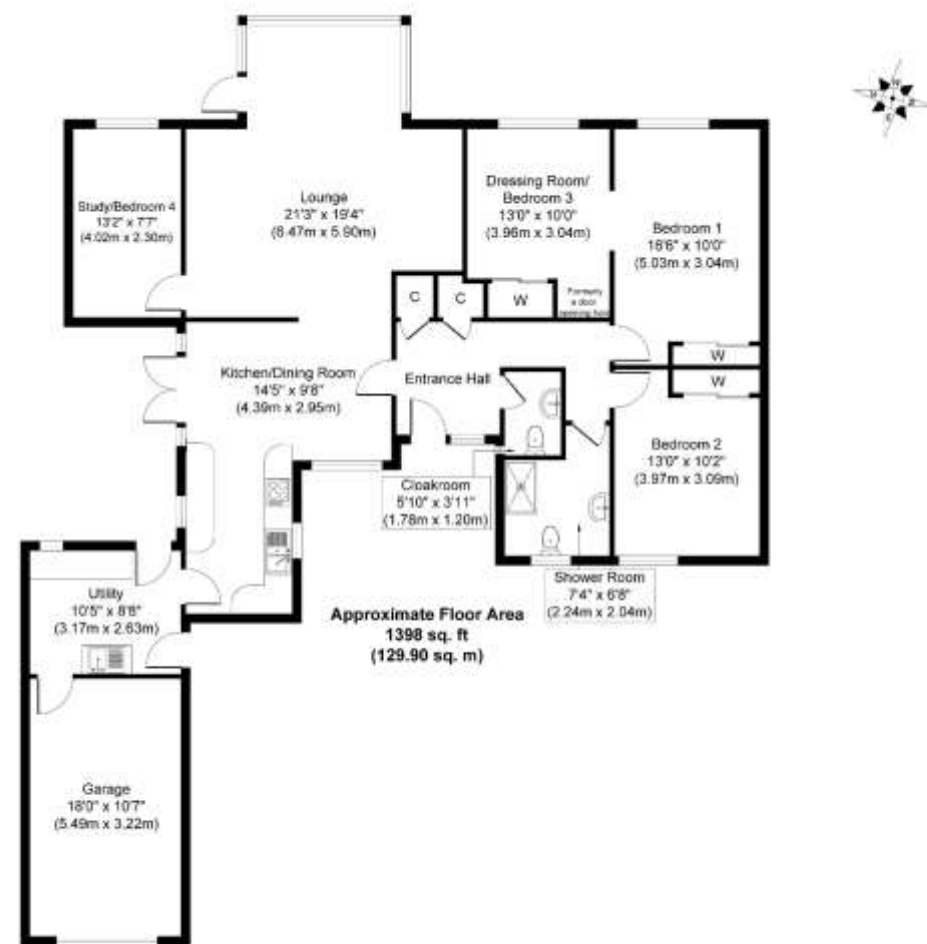


Haconsfield , Hethersett
OIEO £550,000 Freehold



When every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**

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We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Executive Detached Bungalow
- Three/Four Bedrooms
- Modern Kitchen/Diner
- Spacious Lounge Plus Conservatory
- Modern Shower Room Plus Cloakroom
- Landscaped Mediterranean Style Garden
- Garage & Ample Parking
- Versatile Accommodation
- Rarely Available Location
- EPC Rating Tbc / Council Tax Band D

Description

Substantial detached bungalow, occupying a highly sought-after and rarely available position in the popular village of Hethersett, on the outskirts of Norwich.

The property offers spacious and versatile accommodation throughout, beginning with a welcoming entrance hall providing access to all principal rooms. There are three well-proportioned bedrooms, all benefitting from fitted wardrobes. The principal bedroom is complemented by a dressing room, which was formerly Bedroom Four and could easily be reinstated if additional sleeping accommodation is required.

Further accommodation includes a separate cloakroom, a modern shower room, and ample built-in storage. The impressive L-shaped kitchen/dining room is fitted with a range of wall and base units with work surfaces over and provides an excellent space for both everyday living and entertaining. French doors open onto a private courtyard area, while a separate utility room offers additional practicality and internal access to the oversized single garage.

To the rear of the property is a generous lounge filled with natural light, flowing seamlessly into a conservatory that enjoys attractive views over the garden and features a cosy seating area. A versatile study, which could also serve as an additional bedroom, is situated off the lounge and offers flexibility to suit a variety of lifestyles.

Outside

Externally, the property continues to impress. To the front, a brick-weave driveway provides ample off-road parking and access to the garage. The beautifully landscaped rear garden has been thoughtfully designed in a Mediterranean style, featuring extensive lawned areas, resin pathways, and a variety of seating areas ideal for outdoor relaxation and entertaining.

Location

Conveniently located within easy reach of Hethersett's excellent range of local amenities, including shops, schools, and transport links, this exceptional bungalow presents a rare opportunity to acquire a spacious home in one of the area's most desirable locations.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

Local Authority

South Norfolk Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF
 Council Tax D

Tenure

Freehold

Directions

From the B1172 Norwich Road travelling towards Hethersett, turn right continuing on Norwich Road. Turn right and first left into Haconsfield where the property can be found on the left hand side.

