



**Park Close, Hethersett Norwich NR9 3EW**

**welcome to**

**Park Close, Hethersett Norwich**

To arrange your viewing on this chain free two-bedroom detached bungalow call William H Brown Wymondham on 01953 602578



## Description

This spacious detached bungalow offers fantastic potential for those looking to make a property their own. Set on a generous plot, it features a large garden with patio area. Inside the property there are two good size bedrooms, a shower room, good size living room and kitchen. Complete with a garage and driveway.

## Lounge

18' 5" x 11' 5" ( 5.61m x 3.48m )

Family room positioned at the front of the property with front aspect windows.

## Kitchen

12' 1" x 11' 5" ( 3.68m x 3.48m )

Positioned at the rear of the property, this room benefits from a breakfast bar and a single door to the rear garden

## Bedroom One

12' 2" x 9' 9" ( 3.71m x 2.97m )

Double bedroom with ample room for additional storage units.

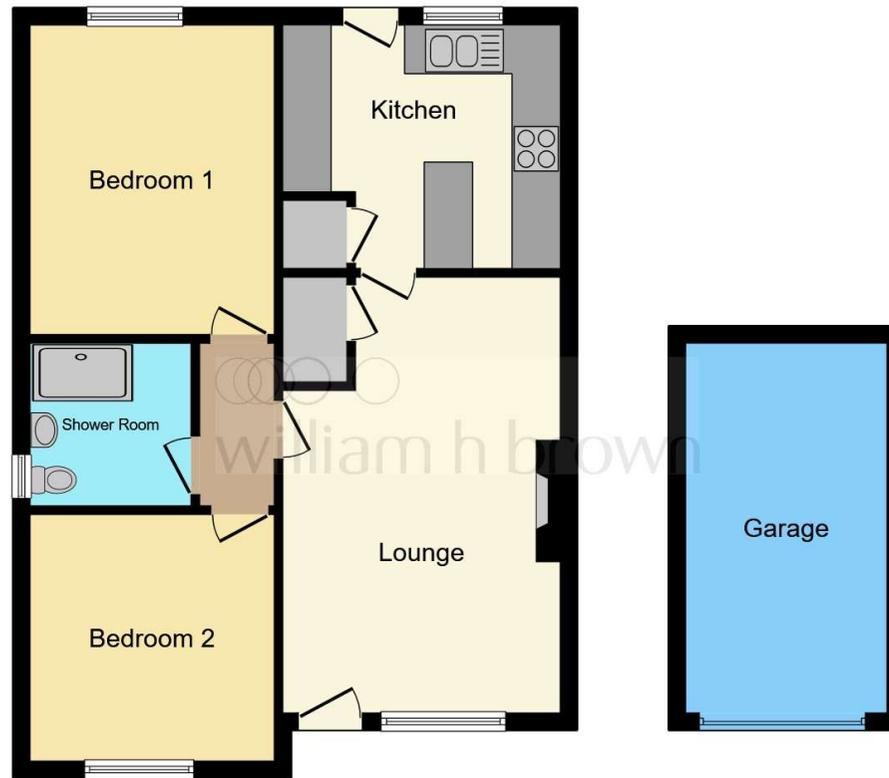
## Bedroom Two

10' 2" x 9' 10" ( 3.10m x 3.00m )

Double bedroom with front aspect windows and room for fixtures and fittings.

## Bathroom

Three piece suite with a side aspect window.



**Floor Plan**

**Garage**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**view this property online** [williamhbrown.co.uk/Property/WYM108705](http://williamhbrown.co.uk/Property/WYM108705)



welcome to

## Park Close, Hethersett Norwich

- Two bedroom bungalow
- Driveway
- Two
- Garage
- Off road parking
- Shower room

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

**£260,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WYM108705](http://williamhbrown.co.uk/Property/WYM108705)



Property Ref:  
WYM108705 - 0016

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown Corp is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **william h brown**  
Incorporating  
**Porter  
Glenny**



**01953 602578**



[Wymondham@williamhbrown.co.uk](mailto:Wymondham@williamhbrown.co.uk)



27 Market Street, WYMONDHAM, Norfolk,  
NR18 0AJ



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**