

Recreation Road, Hethersett - NR9 3EF

STARKINGS WATSON

HYBRID ESTATE AGENTS







Recreation Road

Hethersett, Norwich

This beautifully presented FOUR BEDROOM DETACHED BUNGALOW offers over 1,150 SQ FT OF ACCOMMODATION (stms), combining a modern finish with versatile living space in the sought-after village of Hethersett. Situated on a desirable CORNER PLOT, the property has been decorated throughout and provides a welcoming setting for family life, with shops, schools, a playing field and local amenities all close by. At the heart of the home is an impressive 25 FT OPEN PLAN KITCHEN AND DINING ROOM, a generous space designed for cooking, dining and spending time together with BI-FOLDS onto the garden. The MODERN FITTED KITCHEN features a breakfast bar, integrated appliances and skylights with an excellent connection between the indoor and outdoor spaces. There is ample room for a dining table, making this a setting for both everyday meals and entertaining. There is a separate sitting room with a fireplace as well as a utility space and guest W/C. The bungalow also offers FOUR ample BEDROOMS, providing flexibility for family members, guests or those seeking space to work from home.

TWO well fitted BATHROOMS including an EN-SUITE add convenience to the layout, while the single-storey accommodation offers an appealing sense of flow throughout. With its contemporary presentation, generous proportions and location, this home is ready to be enjoyed.

Council Tax band: C
Tenure: Freehold
EPC Energy Efficiency Rating: E

- Large Detached Bungalow With Over 1150 sqft Of Accommodation (stms)
- Beautifully Decorated & Presented Throughout With A Modern Finish
- 25 ft Open Plan Kitchen / Dining Room With Bi-Folds Onto Garden
- Modern Fitted Kitchen With Breakfast Bar, Skylights & Integrated Appliances
- Four Bedrooms And Two Bathrooms With Separate W/C
- Impressive South East Facing Garden With Mature Planting
- Large Driveway Allowing Parking For Multiple Vehicles
- Sought-after Hethersett Location, Close to Shops, Schools, Playing Field and Amenities



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.

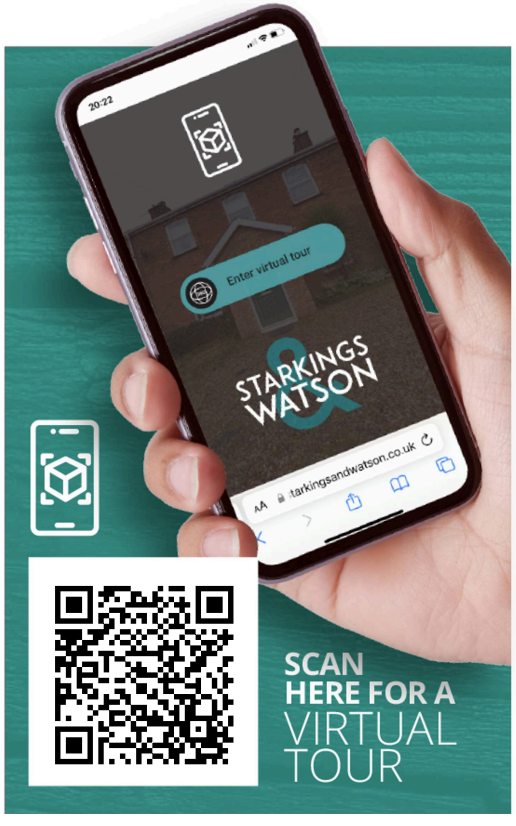
SETTING THE SCENE
Situated on a corner plot there is a gated access onto the shingled driveway providing plenty of off road parking. The driveway leads onto the lawned garden which wrap around the bungalow. The main entrance door is found to the front which is partially covered leading into the hallway/porch.

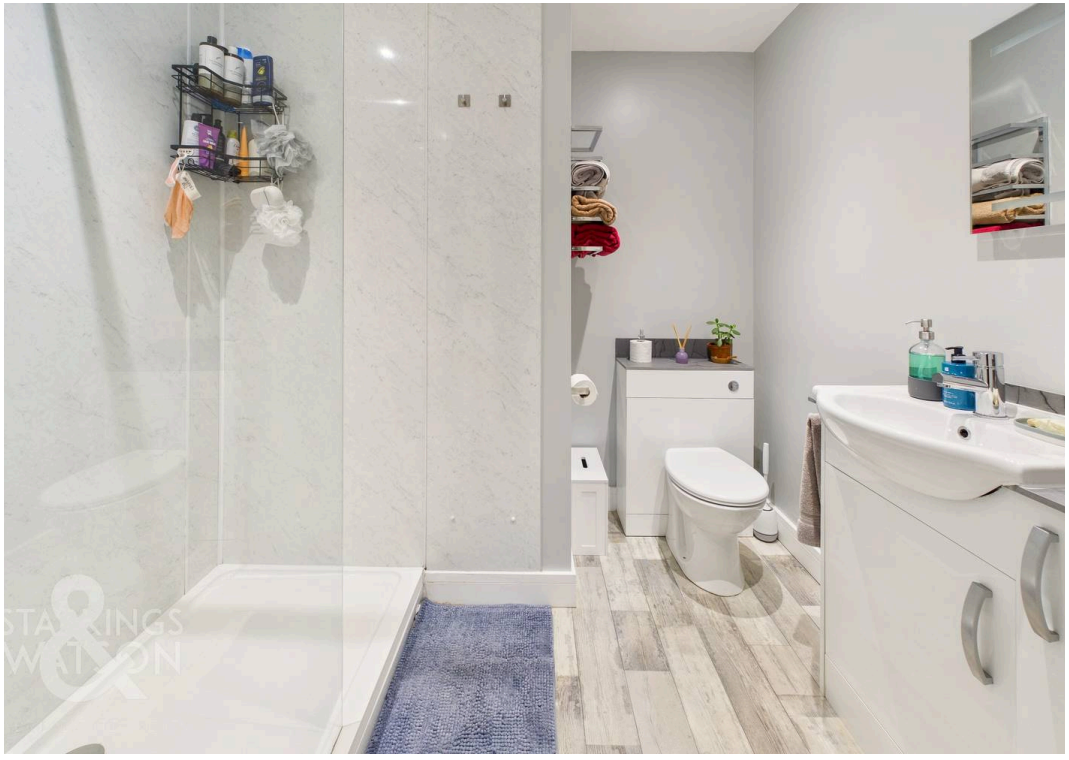
THE GRAND TOUR
Entering into the porch area there is ample space for coats and shoes with a door into the kitchen. The modern fitted kitchen offers a range of wall and base level units with wood effect worktops over. Integrated appliances include a double eye level oven and induction hob, dishwasher and space for fridge/freezer. The kitchen gives access to the dining area around the corner with plenty of space for a large table as well as doors into the utility and rear lobby and the main bedroom separately. The main bedroom benefits from fitted wardrobes and an en-suite shower room with double rainfall shower, w/c and hand wash basin. The utility area offers a range of fitted units and worktops with second sink and space for white goods with a back door to the garden. There is a guest W/C off the utility. Accessed via the dining room is the main sitting room with a stylish finish with wood flooring and an inset woodburner with slate hearth as well as further bi-folds to the front garden.

The dining room also has a door to the inner hallway which leads to the three further bedrooms and family bathroom. There are two doubles with one further single. The bathroom offers a three piece suite with bath and shower over, w/c and hand wash basin.

FIND US
Postcode : NR9 3EF
What3Words : ///span.scouting.blockage

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











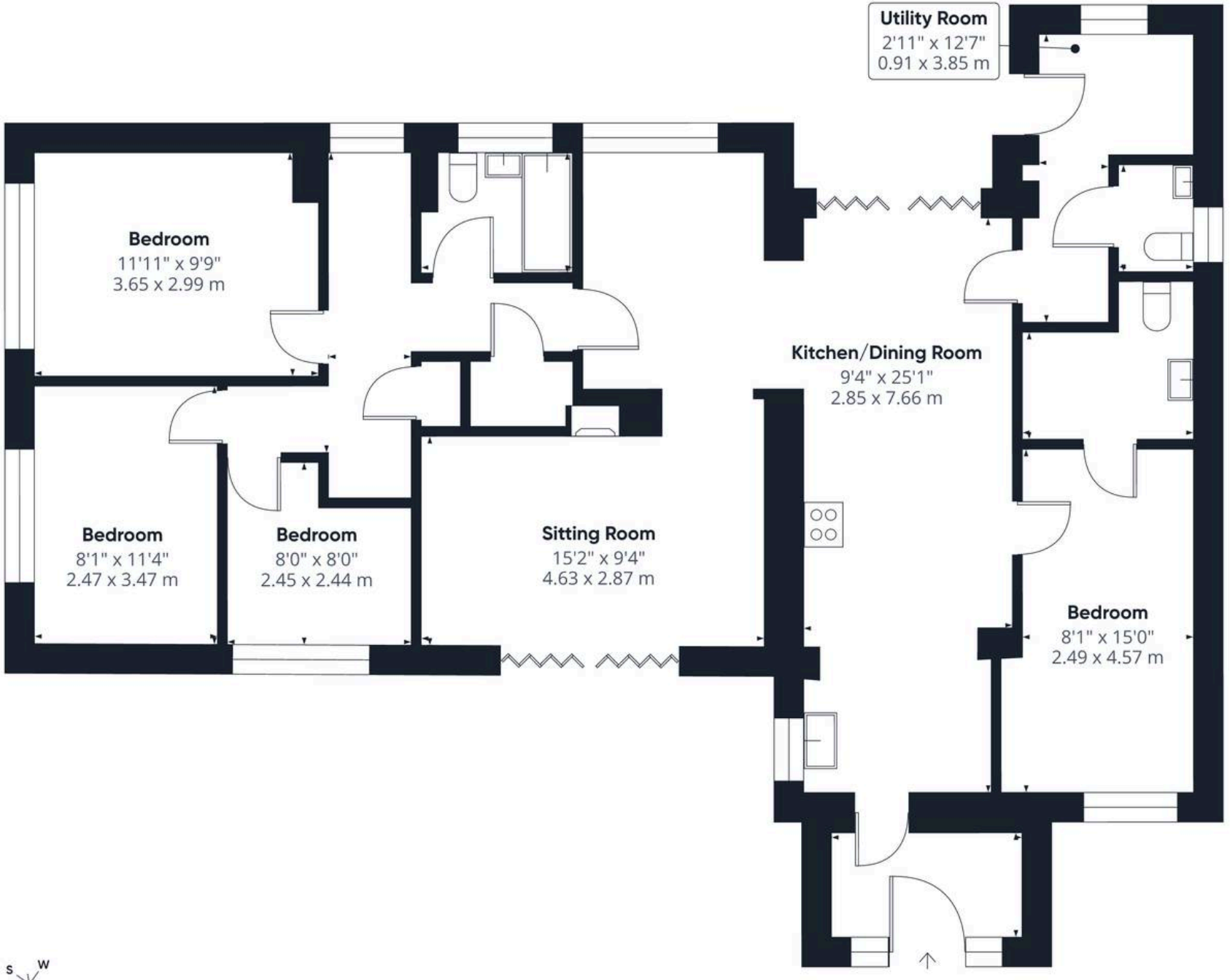






THE GREAT OUTDOORS

Occupying an enviable corner plot, the bungalow benefits from a spacious wraparound garden. To the front, is the shingle driveway providing parking for multiple vehicles, enclosed by mature hedging. The generous south-east facing garden wraps around the property and features a lawn, complemented by a patio area, ideal for alfresco dining and entertaining. To the very rear, a path leads from the property along the boundary of the property and to a latch and brace gate with a small courtyard. Situated close to local amenities, including a playing field and convenience stores, this home enjoys a convenient setting in the sought-after village of Hethersett.



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Approximate total area(1)

1173 ft²

109.1 m²

(1) Excluding balconies and terraces

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

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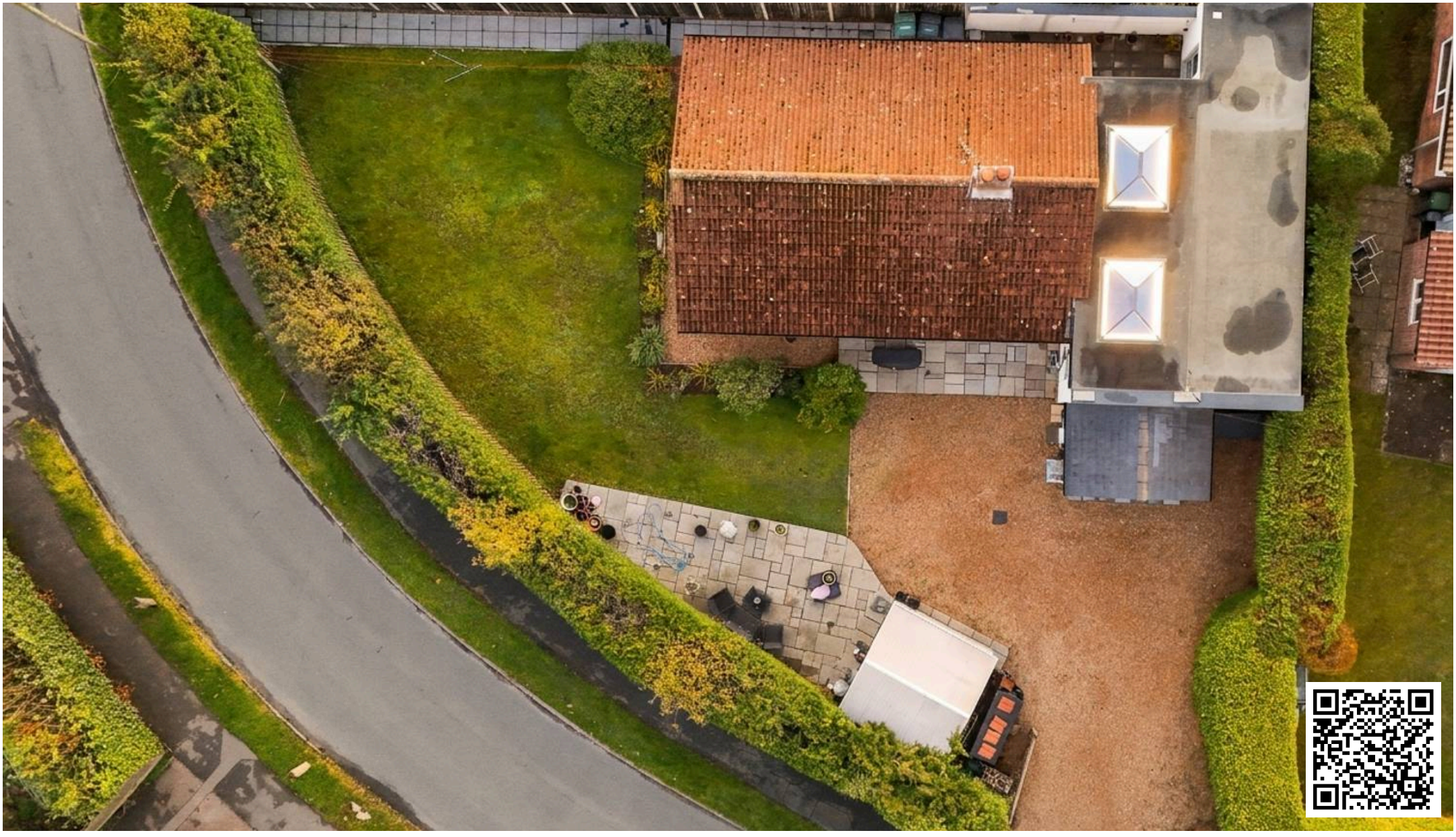

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