



Badger Crescent, Hethersett - NR9 3GQ



Badger Crescent

Hethersett, Norwich

Occupying a CORNER PLOT this DETACHED FAMILY HOME is offered in IMMACULATE CONDITION benefitting from multiple UPGRADED FEATURES and high quality fixtures and fittings. The ground floor offers a large conventionally shaped SITTING ROOM with 17' OPEN PLAN kitchen/dining room with INTEGRATED APPLIANCES leading through to a UTILITY ROOM and pantry storage with a WC accessed from the main lobby. The first floor landing splits to allow access into THREE BEDROOMS, two of which boast BUILT-IN WARDROBES with all having use of the FAMILY BATHROOM and EN-SUITE shower room. The rear garden has been carefully LANDSCAPED by the owners to create a LOW-MAINTENANCE yet ATTRACTIVE living space with a TANDEM DRIVEWAY with EV CHARGER and GARAGE to the side of the home also.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B



- Detached House On A Corner Plot
- Numerous High Quality Upgraded Features
- Immaculate Presentation Throughout
- 17' Open Plan Kitchen/Dining Room Into Utility
- Three Bedrooms, Two With Built In Wardrobes
- Upgraded Family Bathroom En-Suite & Ground Floor WC
- Landscaped Rear Garden
- Tandem Driveway With EV Charger & Garage

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

The property can be found occupying a corner plot with this home proudly standing with low maintenance frontage complete with colourful planting borders and tandem driveway towards the left of the home whilst a tiled and pitched awning sits above the front door.



THE GRAND TOUR

Once inside, the immaculate décor will be the first thing that greets you with all well maintained carpets taking you through all living accommodation on the ground floor as well as handy built in storage cupboard underneath the stairs with added power and two piece WC complete with all wooden effect flooring and low level radiator. The main sitting room emerges at the front of the home with all carpeted flooring with its conventional size and shape leaving a potential choice of layouts of soft furnishings, with front facing uPVC double glazed window allowing natural light to fill the room. The rear of the property is occupied by a 17' open plan kitchen/dining room laid with all wooden effect flooring underfoot. The space initially emerges to offer the ideal spot for a formal dining table in front of the double glazed French doors taking you into the rear garden with zonal recessed lighting and under the counter lighting enabling the owners to adjust the ambiance to suit their needs. The kitchen offers a wide range of wall and base mounted storage units with all wooden effect work surfaces leaving space for upgraded integrated appliances including a double oven, gas hob and extraction all being upgrades by the current owner as well as the granite sink within the work surfaces. The utility room sits off sits just off from this space again with further storage space and matched kitchen worktops. The gas combination boiler can be found mounted on the wall in this space with plumbing for a washing machine whilst a pantry style cupboard has lighting making this a more usable space.

The first floor landing splits to allow access into all three of the bedrooms within the home as well as a large storage cupboard and three piece family bathroom suite with all upgraded tiling, electric shower with glass screen mounted over the bath. The two smaller of the bedrooms sit towards the right hand side of the home with the first coming at the rear of the home.

With built in wardrobes and carpeted flooring, this space makes the ideal bedroom with views over the rear garden whilst a slightly larger bedroom sits just next door currently used as a storage and playroom, this room could potentially accommodate a double bed or make a larger single room or function exactly as it does for the current owners. The larger of the bedrooms sits on the adjacent side of the home with more than enough space for a large double bed and additional soft furnishings with the added addition of built in wardrobes and another upgraded bathroom space with additional tiling and rainfall showerhead with electric towel rail all in the en-suite.

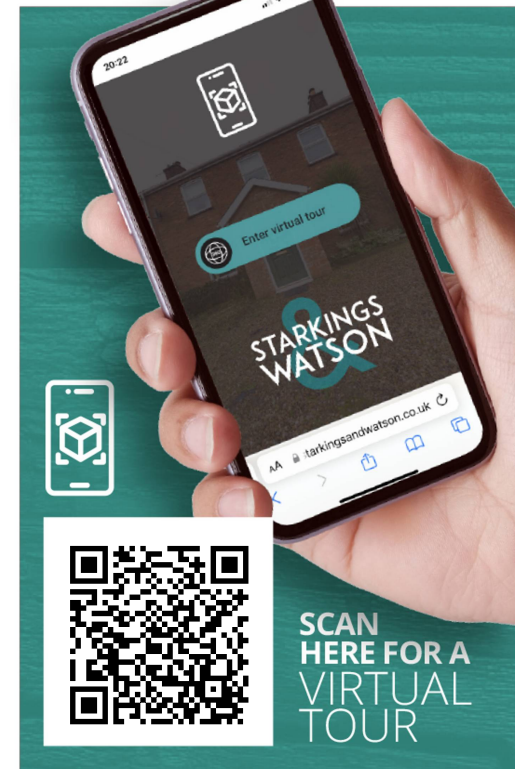
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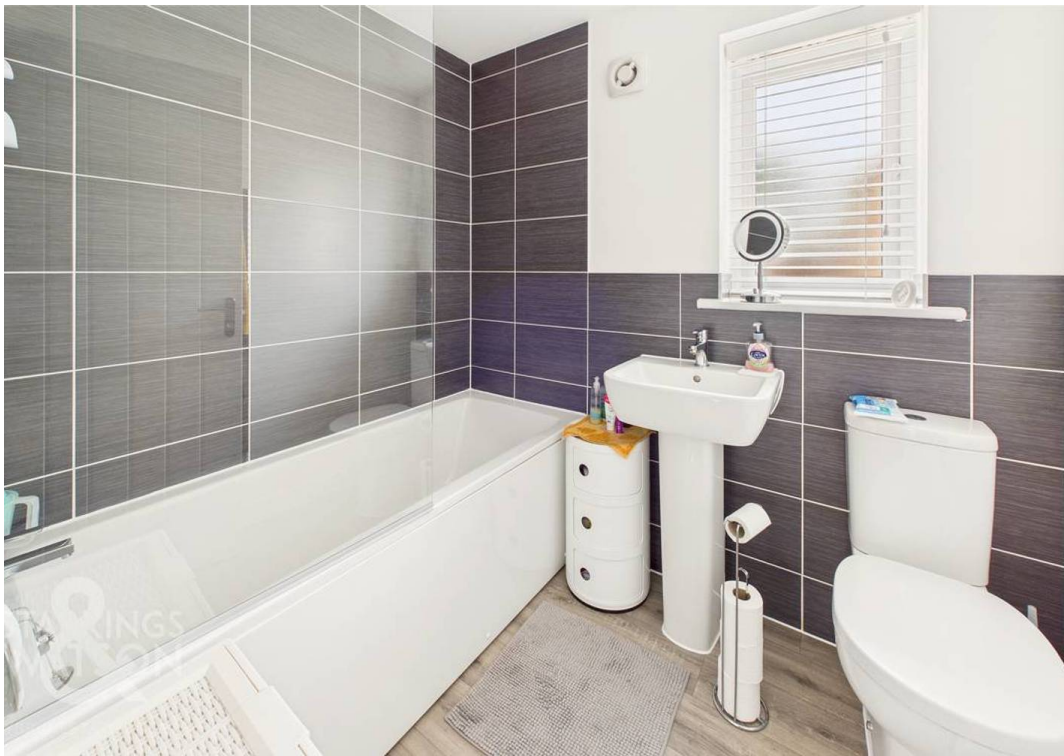
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What3Words : ///recruited.surprises.skims

VIRTUAL TOUR

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



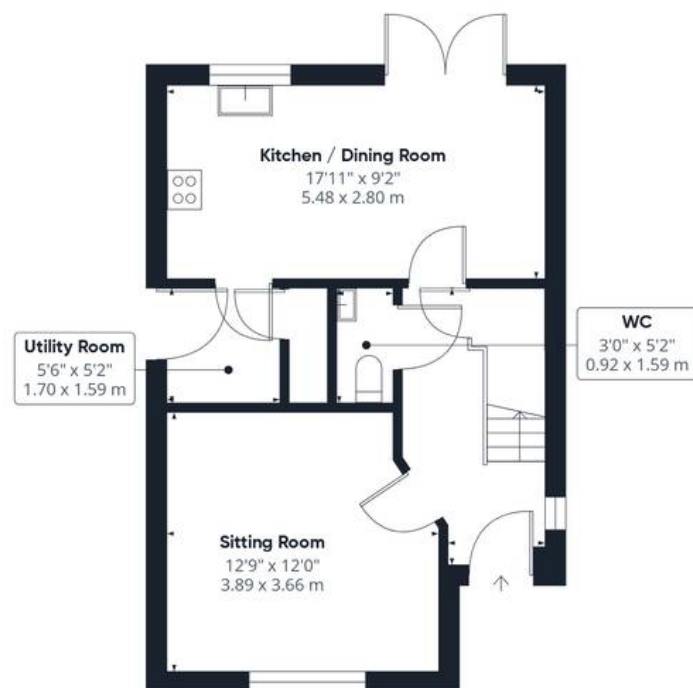




THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the rear with a mixture of timber fencing and brick wall for privacy and safety. The space has been lovingly landscaped by the current owners with an extension of the patio creating the ideal seating area whilst artificial lawn reaches out beyond this. Colourful planting borders and edges towards the rear of the garden add colour and vibrancy with another landscaped shingled space creating a secondary seating area with additional outside storage spaces.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

867 ft²

80.4 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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