



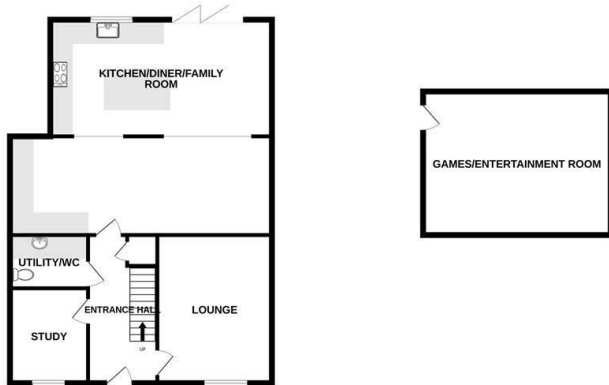
3 Saddler Grove | Hethersett | Norwich | NR9 3GH

Guide Price £525,000

****GUIDE PRICE £525,000 - £550,000 A MUST SEE EXTENDED DETACHED FAMILY HOME**** Gilson Bailey are delighted to offer this simply stunning, modern and substantially extended, five bedroom detached family home, perfectly positioned in the highly sought after village of Hethersett. Beautifully presented and offering an exceptional amount of stylish and versatile living space arranged over three floors, the ground floor comprises a welcoming entrance hall, comfortable lounge, stunning newly extended open plan Howdens kitchen/dining and family room, creating a fantastic heart of the home and the perfect space for modern family living and entertaining, along with a separate study and useful utility/WC. On the first floor there are three generous double bedrooms and a family bathroom off landing, with the impressive bedroom one further benefiting from its own en-suite shower room and walk-in dressing room. The second floor provides two further double bedrooms and a shower room off landing, making the layout ideal for larger or growing families. Outside, a driveway provides off road parking and leads to the converted double garage, currently arranged as an impressive games room, offering fantastic flexibility for a variety of uses including a home gym, office or entertainment space. To the rear is a good sized and beautifully maintained garden, ideal for relaxing, entertaining and family life. Further benefits include double glazing, gas heating and superb condition throughout, allowing the new owners to move straight in and enjoy. Combining exceptional living space, a high quality finish and a desirable village location, this outstanding property would make a wonderful family home, so be quick to book a viewing.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location

Hethersett, is a sought after south-lying village which has an excellent selection of amenities including schooling, doctors, shops, pubs and restaurants. There is excellent access to the A47 Southern Bypass, the University of East Anglia, Norfolk & Norwich University Hospital and Norwich City centre itself.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen/dining/family room, study, utility/wc and stairs to first floor.

Lounge 14'11" x 11'7"

Double glazed window, radiator.

Open Plan Kitchen/Dining/Family Room 26'5" x 21'9"

Quality fitted wall and base units with Quartz worktops over, Belfast sink with Quooker tap over, induction hob and fitted oven, integrated dishwasher and two fridge/freezers, walk-in pantry, centre island, two radiators, bi-fold patio doors, double glazed window, roof skylight, cupboard housing boiler.

Study 7'11" x 7'10"

Double glazed window, radiator.

Utility/WC 7'10" x 5'4"

Integrated washing machine, space for tumble dryer, low level WC, hand wash basin, radiator.

First Floor Landing

Doors to three bedrooms, bathroom and stairs to second floor.

Bedroom One 18'9" x 11'1"

Double glazed window, radiator and walk-in dressing room with built in wardrobes.

En-Suite 9'5" x 5'8"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Bedroom Four 11'4" x 9'6"

Double glazed window, radiator.

Bedroom Five 13'2" x 8'0"

Double glazed window, radiator.

Bathroom 6'10" x 5'8"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Second Floor Landing

Doors to two bedrooms and shower room.

Bedroom Two 17'8" x 11'8"

Double glazed window, Velux window, radiator.

Bedroom Three 17'8" x 11'1"

Double glazed window, Velux window, radiator.

Shower Room 7'2" x 11'1"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front

Driveway providing off road parking and EV charging point.

Games/Entertainment Room 19'0" x 14'6"

With power and lighting.

Outside Rear

Large patio seating area, lawned garden, mature plants and shrubs, potting area, outside tap, bin store, enclosed by timber fencing with side gate access.

Local Authority

South Norfolk District Council, Tax Band E.

Tenure

Freehold

Service Charge £140 per year

Utilities

Fibre to the property.

Mains gas, water and electric.

Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

South Norfolk District Council, Tax Band E

Tenure

Freehold