



## 76 Ketts Oak, Hethersett, NR9 3DJ

Guide Price £350,000

- GENEROUS 0.25 ACRE PLOT
- POPULAR WELL CONNECTED VILLAGE
- TWO DOUBLE BEDROOMS
- BAY FRONTED LIVING ROOM
- SPACIOUS DRIVEWAY AND GARAGE
- WELL PRESENTED THROUGHOUT
- CLOSE TO CITY CENTRE AND LOCAL AMENITIES
- WOOD BURNING STOVE

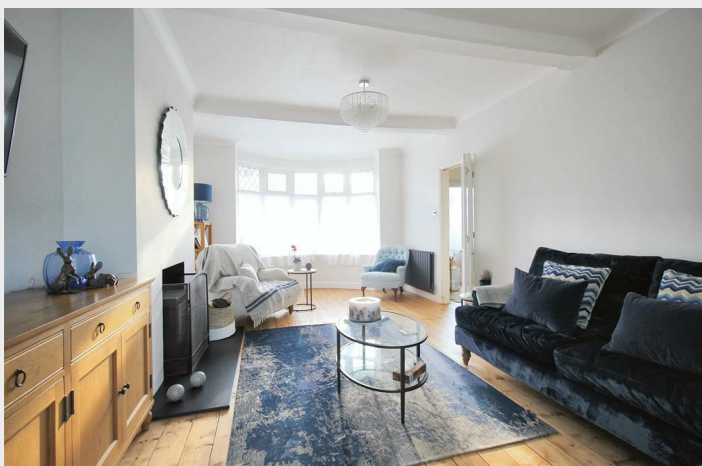


# 76 Ketts Oak, Hethersett NR9 3DJ

A well presented two bedroom bungalow situated within the popular and well-connected village of Hethersett. The property boasts bright and versatile accommodation with a spacious driveway, garage all situated within a generous plot measuring approximately 0.25 acres.



Council Tax Band: C



## DESCRIPTION

This well maintained two bedroom semi detached bungalow offers comfortable, easy living within a popular and well connected part of Hethersett. The property features a bright, bay fronted lounge with two double bedrooms, kitchen, shower room with seperate cloakroom and a conservatory offering the ideal place to enjoy the views of the garden. Externally, the bungalow benefits from a spacious, private driveway with access to the single garage. The property is situated on a generous sized plot measuring approximately 0.25 acres with a large mature west facing garden. The property is conveniently positioned for local amenities, bus routes and easy access into Norwich, offering a delightful home with excellent potential.

## ENTRANCE PORCH

uPVC door to front entrance, double glazed window to side, tiled flooring.

## ENTRANCE HALL

uPVC door to porch with obscured glass, built in storage cupboard, walk in pantry cupboard, wooden flooring, radiator, loft access doors to:-

## LIVING ROOM

Double glazed bay window to front aspect, wood burning stove, wooden flooring, radiator, double glazed window and door to conservatory.

## CONSERVATORY

Double glazed windows and door to side entrance, vinyl flooring, uPVC door to kitchen.

## KITCHEN

Double glazed window to rear aspect, fitted with a range of wall and base units with one and a half sink and drainer, four ring gas hob with cooker hood over, fitted double oven, space for free standing fridge freezer, space and plumbing for a washing machine, built in cupboard.

## BEDROOM ONE

Double glazed window to front aspect, wooden flooring, radiator.

## BEDROOM TWO

Double glazed window to side aspect, wooden flooring, radiator.

## CLOAKROOM

Double glazed window with obscured glass to rear aspect, WC, vanity unit with wash hand basin, tiled flooring.

## SHOWER ROOM

Double glazed window with obscured glass to rear aspect, double shower cubicle with electric Triton shower, vanity unit with wash hand basin, tiled flooring, extractor fan, radiator.

## EXTERNAL

To the front the property is approached via a spacious tarmacked driveway with lawned areas to either side and access to the single garage. There is a side gate providing access to the rear garden which is of a generous size and mainly laid to lawn with a paved sheltered seating area and a variety of mature shrubs trees.

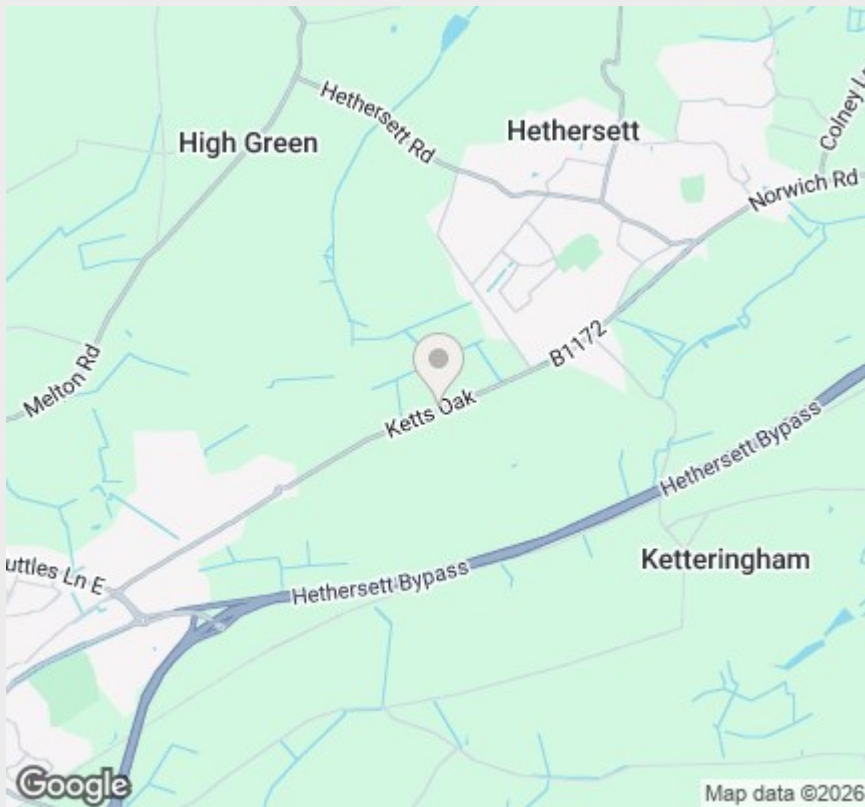
## AGENTS NOTES

This property is Freehold.  
Mains drainage, electricity, gas and water connected.  
Council tax band: C

## LOCATION

Named after the historic Kett's Oak landmark, the area offers local attractive green spaces with scenic footpaths and countryside walks. It's position on the edge of the village provides easy access to a wide range of everyday facilities, including a supermarket, local shops, cafes, medical services and highly regarded schools. Regular bus routes and easy access to the A11 make travelling to Norwich, Wymondham and the Norfolk and Norwich University hospital straightforward for commuters.




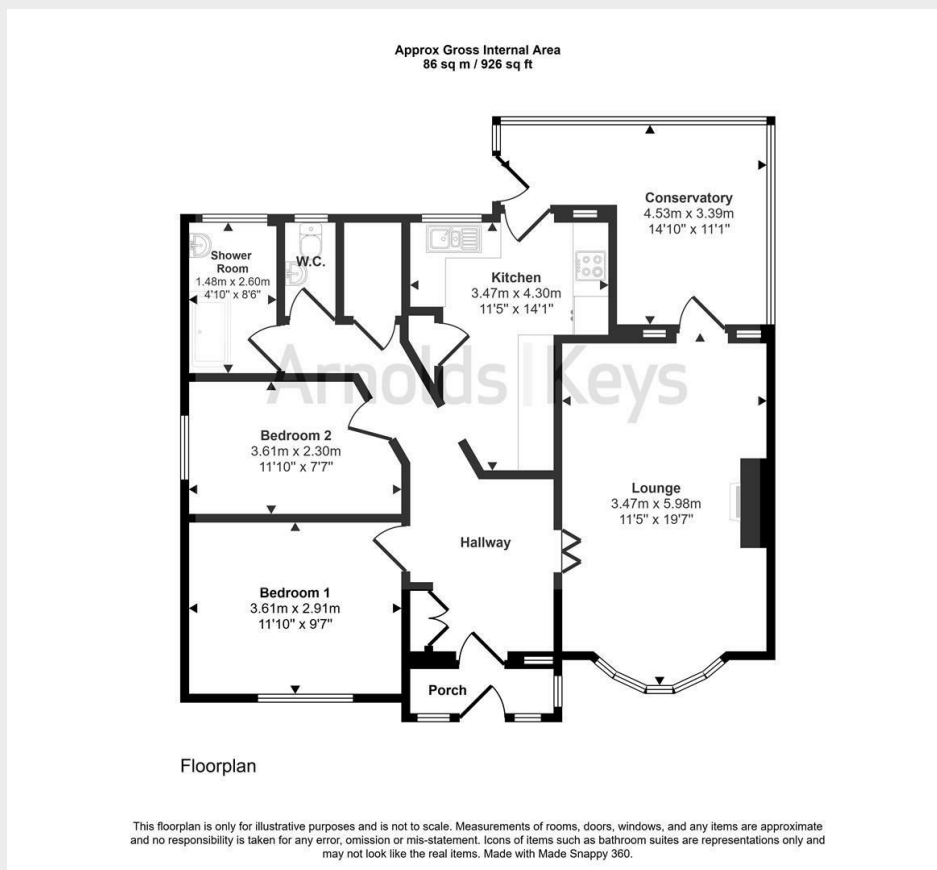


## Viewings

Viewings by arrangement only. Call 01603 620551 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>65</b>	<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

