



11 QUEENS ROAD

Hethersett, Norwich, Norfolk, NR9 3DB

HAMMOND
STRATFORD

FOR SALE

Guide £375,000 - £400,000



“Single-storey living, an exceptional south-west facing garden and a wonderfully convenient position at the heart of Hethersett.”

THE FEATURES

- ✓ Guide Price £375,000 - £400,000
- ✓ Chain-free detached bungalow in a central Hethersett setting, particularly well suited to downsizers and single-storey living
- ✓ 2 double bedrooms, including an impressive bay-fronted main bedroom with excellent natural light
- ✓ Bay-fronted lounge with feature fireplace, complemented by a separate dining room for flexible everyday living
- ✓ Bright conservatory opening from the dining room and enjoying an attractive outlook across the garden
- ✓ Kitchen/breakfast room with useful adjoining utility-style lean-to and direct access to the garden
- ✓ Modern shower room featuring a generous walk-in shower
- ✓ Exceptional south-west facing rear garden with a substantial lawn and patio seating area
- ✓ Generous off-road parking extending across the frontage and along the side of the bungalow
- ✓ An ideal position with schools, village amenities and a veterinary practice particularly close by





THE PROPERTY

This chain-free detached bungalow is an appealing option for buyers looking to embrace single-storey living without sacrificing reception space or a generous garden.

An entrance hall leads to 2 double bedrooms, including a bright bay-fronted main bedroom. The bay-fronted lounge offers a comfortable place to relax, centred around a feature fireplace, while the separate dining room flows naturally into the conservatory, creating an inviting space overlooking the garden. The kitchen/breakfast room is complemented by a useful utility-style lean-to with garden access, while a modern shower room with a generous walk-in shower completes the accommodation.

For anyone downsizing, the combination of 2 double bedrooms, lounge and dining spaces, a conservatory, parking and a substantial south-west facing garden means there is considerably less compromise here than with many bungalows, while the chain-free position adds to the appeal.

THE OUTSIDE

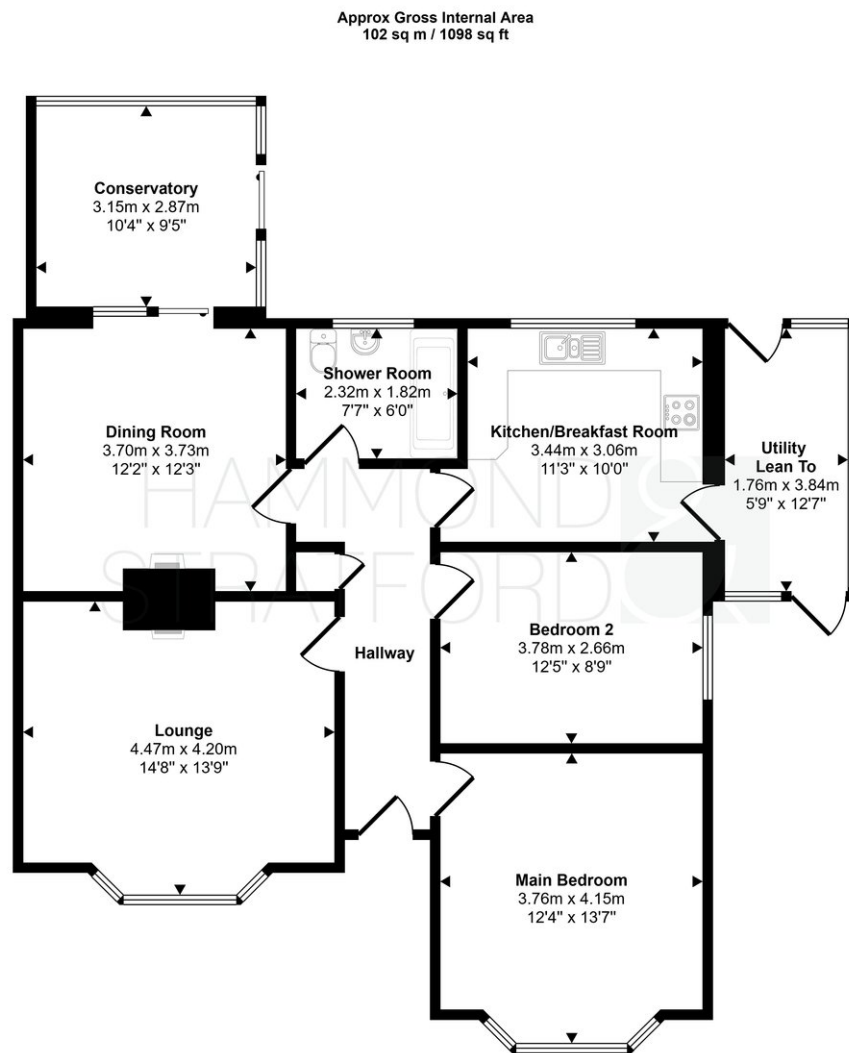
Set back from the road, the bungalow enjoys a generous frontage with a driveway providing excellent off-road parking, extending along the side of the property and offering plenty of space for several vehicles.

To the rear is an impressive south-west facing garden, providing a wonderful sense of space and an attractive outlook. A patio immediately behind the bungalow creates an ideal spot for outdoor dining and relaxing, perfectly positioned to make the most of the afternoon and evening sun. Beyond, the garden opens onto an extensive expanse of lawn, framed by established hedging and planting which provides greenery and a good degree of enclosure. Its generous proportions make this a standout feature of the home, particularly for buyers downsizing who aren't ready to compromise on their outside space.

THE AREA

Located just six miles south-west of Norwich, Hethersett is a thriving and well-connected village offering an excellent blend of rural charm and modern convenience. With a strong sense of community, the village features a range of local amenities including shops, cafés, healthcare services, and highly regarded schools. Surrounded by open countryside and green spaces, Hethersett is ideal for those seeking a peaceful lifestyle while remaining close to the city. Excellent transport links, including nearby access to the A11 and regular bus routes, make commuting to Norwich, Cambridge, or beyond straightforward. Popular with families and professionals alike, Hethersett continues to grow as a desirable and welcoming place to call home.





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

DIRECTIONS

Follow Queens Road into the village from its junction with Norwich Road, adjacent to the Queens Head public house. The property can be found on the left-hand side, shortly after the entrance to the local primary school and before the entrance to the academy on the opposite side of the road.

AGENTS NOTE

We are advised by the Landlord the current tenancy ends in November 2026 however, you would need to confirm this prior to proceeding. Please be advised some of the images reflect the property prior to the current ownership.

TENURE

Freehold

LOCAL AUTHORITY

South Norfolk Council

COUNCIL TAX BAND

D

IMPORTANT: These sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon and are approx. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If any matters are likely to affect your decision to buy, please let us know before viewing the property.



01603 811108

hethersett@hammondstratford.co.uk

28 Great Melton Road, Hethersett, Norwich, Norfolk, NR9 3AB

HAMMOND
STRATFORD