



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as a guide for 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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Byeways Cedar Road | Hethersett | Norwich | NR9 3JY

£775,000

****BEAUTIFUL FAMILY HOME IN A PEACEFUL SETTING**** Gilson Bailey are proud to offer this stunning, light and airy, four bedroom, detached family home situated on a generous sized plot approaching half an acre in the popular village of Hethersett, with accommodation comprising entrance hall, open plan L-shaped lounge/diner, stunning modern kitchen, conservatory with views out to the garden, shower room, bedroom/study, utility room and office to the ground floor. On the first floor there are three double bedrooms all with built-in wardrobes and a stylish shower room off-landing. Outside to the front the property is approached via a private driveway which leads to a gated entrance and provides ample off-road parking. To the rear and side there is approximately half an acre of well maintained, lawned gardens with mature plants, trees and patio seating area ideal for entertaining. The house benefits from double glazing, gas fired central heating and has been refurbished throughout by the current vendors. The property makes the perfect family home so be quick to book a viewing to appreciate the location on offer.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Location

Hethersett can be found approximately 6 miles to the South-West of Norwich on the B1172 and has local amenities that include Primary School Hethersett Academy, popular shops, pubs, doctors surgery and dentist. There are great public transport links to and from the City Centre and ease of access to the Norfolk and Norwich University Hospital, the University of East Anglia, the A11 and A47 southern bypass.

Accommodation Comprises

Front door to entrance hall with doors to lounge diner, kitchen, shower room, study/bedroom and stairs to first floor.

Lounge/Diner 26'2" x 16'6"

Double glazed windows to rear and side, two radiators.

Kitchen 24'9" x 12'2"

Fitted wall and base units with worktops over, sink and drainer, four ring electric hob with extractor over, integrated dishwasher, fridge/freezer, microwave, fitted oven, uPVC patio doors to rear, two double glazed windows to side and radiator.

Conservatory 13'2" x 8'4"

Double glazed uPVC and brick construction with radiator and PVC patio doors to rear.

Utility Room 10'8" x 10'2"

Fitted wall and base units with worktops over, sink and drainer, four ring gas hob with extractor over, fitted oven, space for washing machine, uPVC door to side and double glazed window to side.

Study/Bedroom 8'9" x 7'11"

Double glazed windows to front and side, radiator.

Shower Room 7'7" x 5'9"

Shower cubicle, low-level WC, wash basin with tap over, heated towel rail, extractor fan and marble flooring.

Office 10'2" x 8'6"

Double glazed windows to front and side, radiator and storage cupboard.

First Floor Landing

Doors to three bedrooms and shower room.

Bedroom One 13'8" x 11'11"

Double glazed window to side, radiator and built-in wardrobes.

Bedroom Two 11'10" x 9'11"

Double glazed window to rear, radiator and built-in wardrobes.



Bedroom Three 10'7" x 8'10"

Double glazed window to front and side, radiator and built-in wardrobes.

Shower Room 8'9" x 5'9"

Shower cubicle with rainfall shower over, low-level WC, hand wash basin, radiator and frosted double glazed window to side.

Outside Front

Sweeping shingled private driveway providing ample off-road parking.

Outside Rear

Approximately half an acre of lawned garden with mature plants and trees, enclosed by timber fencing.

