

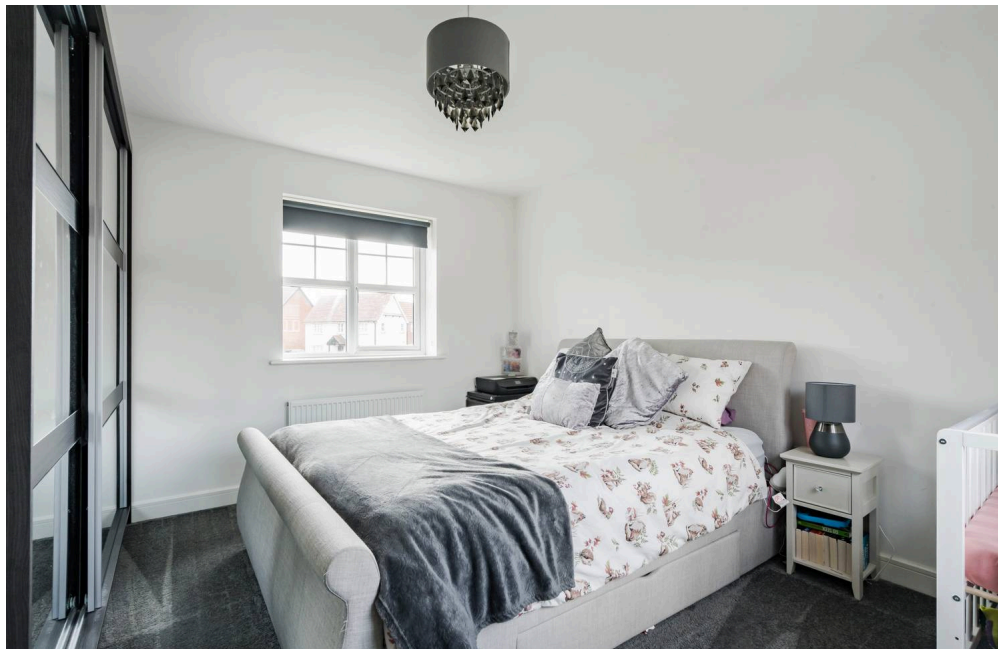
1 Bennett Crescent, Hethersett - NR9 3FS

£350,000 - £375,000 Freehold

Experience modern family living in this well-presented three-bedroom detached home, ideally positioned on a generous corner plot within a sought-after development. Inside, you'll find a bright, dual-aspect lounge with French doors opening onto the garden, a stylish, fitted kitchen/diner, and a main bedroom complete with an en-suite shower room. A contemporary family bathroom and a convenient ground-floor WC enhance the comfort and practicality of the layout. Outside, the enclosed rear garden offers a private space for relaxation or play, while the driveway provides parking for three or more vehicles, along with a single garage. With planning permissions already in place and excellent access to the Norfolk and Norwich University Hospital, the University of East Anglia, well-regarded schools, green spaces, and major road links, this is an ideal opportunity for growing families or professionals seeking both space and convenience.

Location

Situated in the sought-after village of Hethersett, Bennett Crescent enjoys a peaceful residential setting just six miles from Norwich city centre. The area offers a strong sense of community, complemented by everyday convenience, with local amenities such as shops, schools, healthcare services, and leisure facilities all within close proximity. Highly regarded primary and secondary schools well serve families, and the location offers excellent access to the Norfolk and Norwich University Hospital and the University of East Anglia. Regular bus services and easy access to the A11 make travel to Norwich, Wymondham, and beyond straightforward. Surrounded by green spaces and countryside walks, this is a well-connected and appealing place to call home.

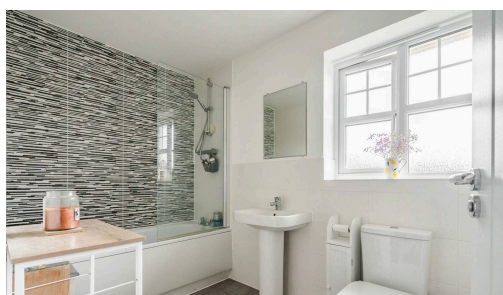


Agents notes

We understand that the property will be sold freehold, connected to all main services.

Heating system- Combi Boiler

Council Tax Band- D



Bennett Crescent, Hethersett

Upon entering the property, you're welcomed into a bright and inviting hallway that sets the tone for the rest of the home. A convenient storage cupboard provides practical space for everyday items, while a ground-floor WC with partially tiled walls enhances the home's functionality.

The lounge is spacious and filled with natural light, thanks to its dual-aspect design. With stylish wallpaper adding a touch of character, this room provides a relaxing setting for family life or entertaining. French doors open directly onto the rear garden, allowing for easy access to the outdoor space.

The kitchen/diner is both modern and well-equipped, featuring sleek white fitted units, wood-effect worktops, and a contemporary tiled splashback. An integrated oven, hob, and extractor fan make it practical for home cooking, while there is ample space for dining. With twin windows and French doors to the garden, the space feels bright and airy throughout the day, perfect for everyday meals or weekend gatherings.

Upstairs, the landing offers further storage and leads to three well-proportioned bedrooms. The main bedroom benefits from its own en-suite shower room, finished with a shower cubicle, tiled flooring, and partially tiled walls.

A modern family bathroom completes this level, featuring a panelled bath with a shower over, a stylish tiled surround, and tiled floors.

The property also benefits from double glazing throughout, contributing to year-round comfort and energy efficiency.

The enclosed rear garden has been thoughtfully designed for low maintenance while still offering plenty of enjoyment. A paved seating area creates the perfect spot for outdoor dining or entertaining in the warmer months, while the raised lawn provides a pleasant space for children to play or for adding garden features and potted plants. The garden enjoys a good level of privacy and benefits from the wider plot, offering a generous outdoor area.

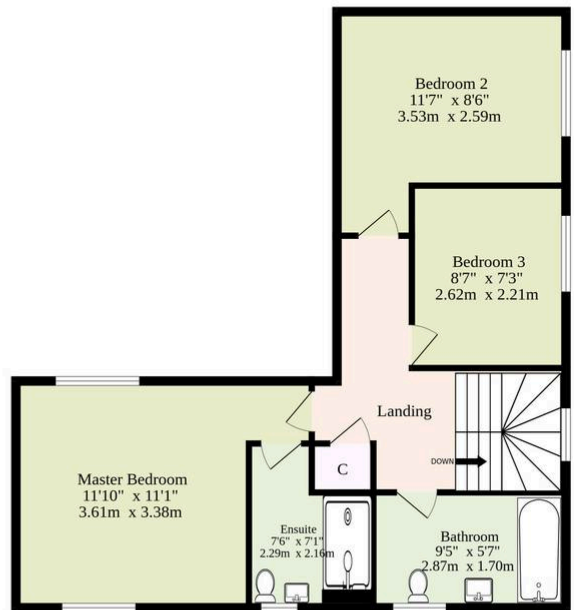
A rear access gate leads to a private driveway, offering space for three or more vehicles, along with access to a single garage — ideal for secure parking or additional storage.



Ground Floor
686 sq.ft. (63.7 sq.m.) approx.



1st Floor
544 sq.ft. (50.5 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1230 sq.ft. (114.3 sq.m.) approx.

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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