

## 88 Great Melton Road, Hethersett

£300,000 Freehold

Open Day: 17th May – Guide Price £300,000 - £325,000. Designed for modern living, this immaculate detached home in Hethersett offers a sleek, contemporary layout and exceptional finishes throughout. The open-plan kitchen and dining area is equipped with high-end integrated appliances, including double eye-level ovens, an induction hob and a dishwasher, providing the perfect space for cooking. The spacious sitting room, located at the rear of the property, features bi-folding doors that open directly onto a fully landscaped garden, creating an indoor-outdoor flow. Upstairs, the property offers three generously sized bedrooms, with the master suite benefiting from built-in wardrobes and a stylish en-suite shower room. The low-maintenance garden, complete with artificial turf and a paved patio, provides a private, inviting outdoor area, while off-road parking for two vehicles adds further convenience.



**Open Day: 17th May – An Unmissable Opportunity to Explore This Contemporary Detached Home in a Sought-After Village Location**

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### The Location

Positioned in the delightful village of Hethersett, Great Melton Road (NR9) offers an immaculate property that suits a variety of lifestyles. This vibrant community provides easy access to a park, church, village hall, pubs, restaurants, and a library, making it an ideal location for those seeking convenience. Families will appreciate the excellent local schooling options available, while a new addition to the area—Esquires Coffee, located near the Coop—provides the perfect spot for a coffee break just a short distance away.

Daily essentials are catered to with a local Co-op and Tesco Express, while nearby Wymondham expands shopping choices with Lidl and Waitrose. Commuters benefit from swift A47 access and proximity to Norwich city centre, just seven miles away, offering extensive amenities and entertainment. Hethersett's popularity stems from its mix of peaceful village living and excellent connectivity, making it a desirable location for all ages.

### Great Melton Road, Hethersett

Discover this immaculate, recently built detached home in a highly sought-after village setting, available for viewing on the 17th of May open day. With a modern design and exceptional presentation, this property presents a fantastic opportunity to secure a stylish and functional home.

Step inside to experience spacious living across two levels. The heart of the home is the open-plan kitchen and dining

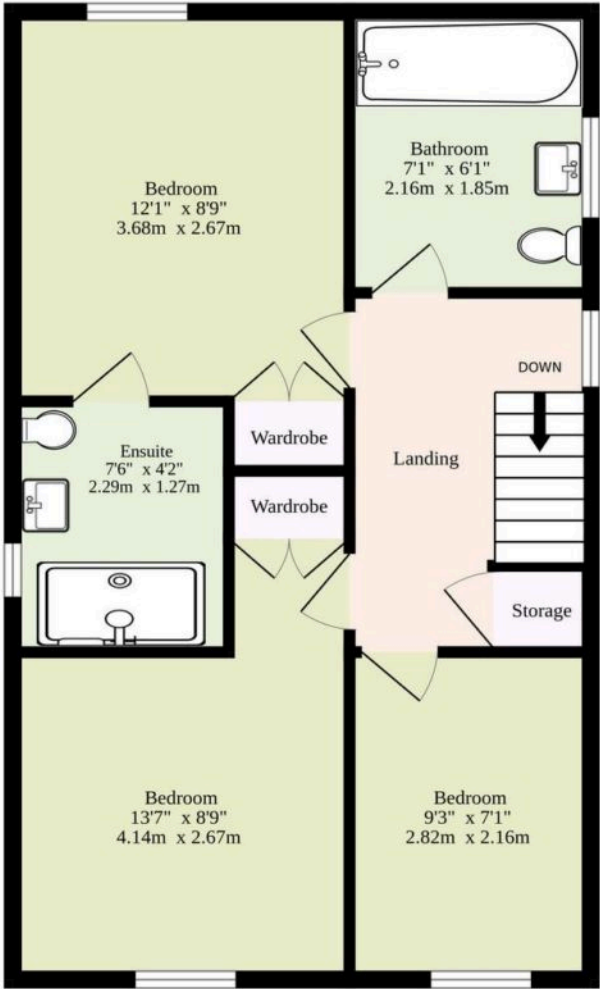


Tenure: Freehold

Ground Floor  
723 sq.ft. (67.2 sq.m.) approx.



1st Floor  
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 1138 sq.ft. (105.7 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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