



13 Park Drive, Hethersett

Norwich



Offers Over £350,000
Minors & Brady

13 Park Drive

Hethersett, Norwich

Beautifully presented and offered with no onward chain, this detached bungalow enjoys a prime position in the well-connected village of Hethersett, just a short drive from both Norwich and Wymondham. Inside, the home offers a wonderful sense of space and light, with an extended kitchen/diner that features glossy modern units, integrated appliances, and plenty of room to gather around the table. The generous lounge/diner, warmed by a fireplace, flows into a bright conservatory that opens onto the garden. There are three bedrooms in total, two of which are comfortable doubles with built-in wardrobes, including the principal with its own en suite shower room. A contemporary family bathroom, complete with a P-shaped panelled bath and shower over, serves the rest of the home. Outside, the mature rear garden is a standout, offering a lawned area framed by trees and flowerbeds, alongside shingled spaces for seating and a garden room for added flexibility. To the front, a wide shingled driveway provides off-road parking and leads to a detached garage with power, lighting, and an up-and-over door.

Location

Park Drive enjoys a prime position in the popular village of Hethersett, located just a short drive from both Norwich and Wymondham. The area offers a welcoming community atmosphere with everyday conveniences close by, including a Co-op, post office, pharmacy, local cafés and highly regarded schools. Residents benefit from easy access to the A11 and A47, making commuting straightforward, while nearby countryside walks and cycle routes offer plenty of opportunities to enjoy the outdoors. Hethersett also offers a choice of sports and fitness facilities, including a tennis club, football club, and a modern pavilion at Memorial Playing Field. The village hosts regular community events and farmers' markets, creating a friendly and lively social calendar. For those who need rail connections, both Wymondham and Norwich stations are within easy reach.

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Hethersett, Norwich

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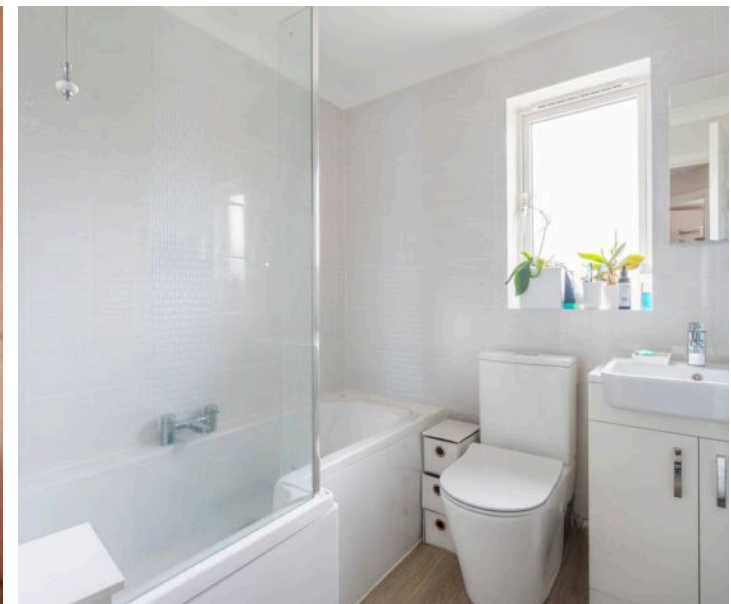
Step inside through a light-filled hallway, finished with tiled flooring and offering a convenient storage cupboard to tuck things neatly out of sight.

From here, the home opens into a generous dual-aspect lounge where sunlight streams in through large windows. A fireplace adds a cosy focal point, set beneath a mantel framed with stylish wallpaper. Wood-effect flooring runs underfoot, creating a warm and inviting feel, while there's more than enough room to relax or add a dining table if desired.

Sliding doors lead straight through to the conservatory, which adds valuable extra space. Bright and airy with views over the rear garden, this room features herringbone-style wood-effect flooring and opens directly onto the patio outside.

The kitchen/diner has been stylishly extended, offering a modern and well-planned space with glossy fitted units, plenty of worktop area, and a sleek tiled floor with matching splashback. It's well-equipped too, with a gas hob and extractor, twin ovens, and plumbing for your appliances. Inset ceiling lighting and a heated towel rail add further touches of convenience and comfort, while a door to the garden brings in natural light and easy outdoor access.

There are three bedrooms in total. Two are spacious doubles with built-in wardrobes, including the principal bedroom, which enjoys the added benefit of an en suite shower room with a glass cubicle and contemporary tiling. The third bedroom is a good size and offers flexibility, ideal as a guest room, study or playroom, and all are laid with soft carpet flooring.



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Hethersett, Norwich

The family bathroom is finished in a modern style, complete with a P-shaped panelled bath with a shower over, surrounded by attractive tiled walls.

Additionally, the home benefits from double glazing throughout.

Outside, the rear garden is a real feature. The main section stretches approximately 60 by 40 feet, with a large central lawn bordered by mature trees and established flowerbeds. Beyond this, a second shingled area provides a peaceful corner with more planting and a seating spot to enjoy the sun. There's also a garden room tucked to the side, perfect for hobbies or extra storage.

At the front, the wide shingled driveway offers generous off-road parking and leads to a detached single garage, fitted with power, lighting, and an up-and-over door.

Agents notes

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

Heating system- Gas Central heating

Council Tax Band- D

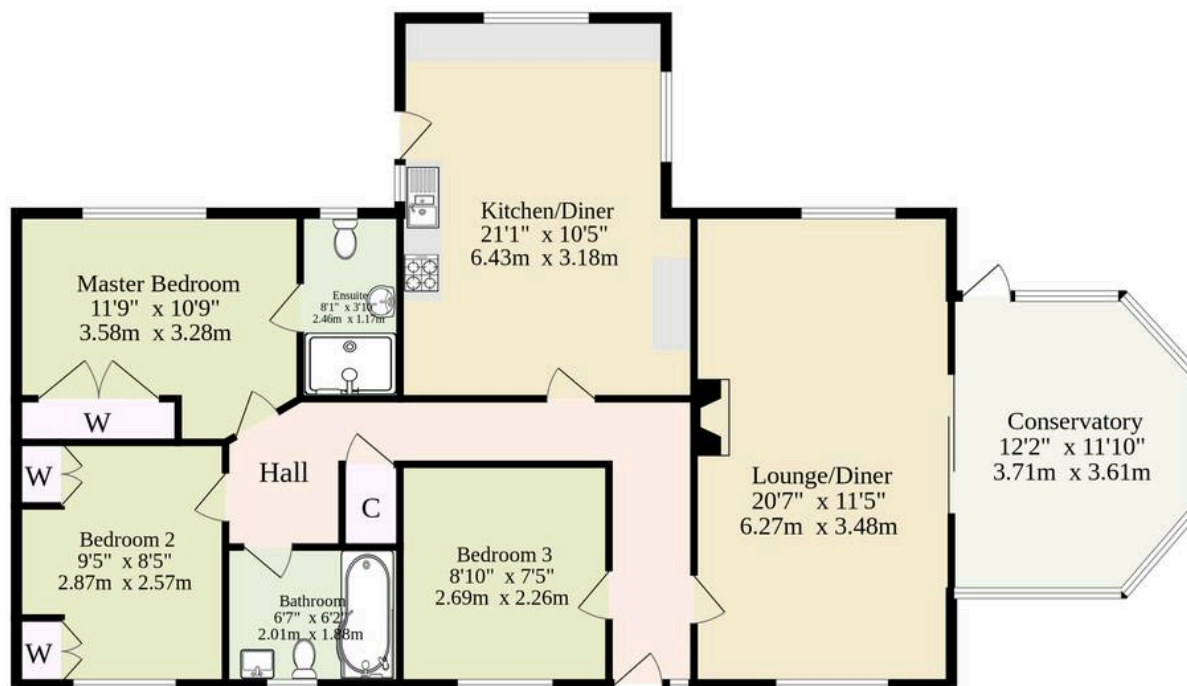
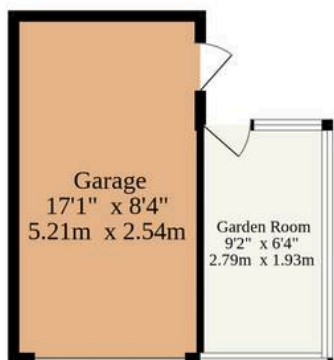
Planned housing development proposed in the area



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Ground Floor

1450 sq.ft. (134.7 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1450 sq.ft. (134.7 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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