



6 Noctule Grove, Hethersett
£290,000

Minors & Brady



6 Noctule Grove

Hethersett, Norwich

Designed with modern family living in mind, this immaculately presented three-bedroom semi-detached home offers over 1,100 sq ft of stylish and thoughtfully planned accommodation. Beautifully maintained throughout, the property combines contemporary interiors with practical features including a landscaped rear garden, an undercover carport for two vehicles and a useful storage shed. Positioned within a sought-after development in Hethersett, it enjoys easy access to local amenities, well-regarded schools and excellent transport links into Norwich, making it an outstanding choice for families and professionals alike.

- Immaculately presented three bedroom semi detached family home
- Spacious open plan kitchen with integrated appliances and ample dining space
- Bright and generous living room featuring bi fold doors opening onto the rear garden
- Principal bedroom with fitted wardrobes and a contemporary ensuite shower room
- Two further well proportioned bedrooms, one benefiting from fitted wardrobes
- Modern family bathroom alongside a spacious ground floor cloakroom
- Landscaped rear garden with a paved patio and lawn, ideal for outdoor entertaining
- Covered carport providing off road parking for three vehicles, plus a useful storage shed
- Situated within a sought after modern development in Hethersett, close to local amenities, schools and excellent transport links into Norwich

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Hethersett, Norwich

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



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Location

Situated within a modern residential development in Hethersett, Noctule Grove enjoys a desirable village setting just a short distance from Norwich. Hethersett offers an excellent range of everyday amenities including supermarkets, independent shops, cafés, healthcare facilities, and well regarded schools, making it a popular and well served community. The village also benefits from regular public transport links and convenient access to the A11 and A47, providing straightforward connections across Norfolk and beyond.

Surrounded by attractive countryside, the area offers a variety of walking routes and green open spaces, while Norwich city centre is easily reached for an extensive selection of shopping, dining, entertainment, and cultural attractions. This location combines the convenience of modern village living with excellent access to both the city and the wider county.

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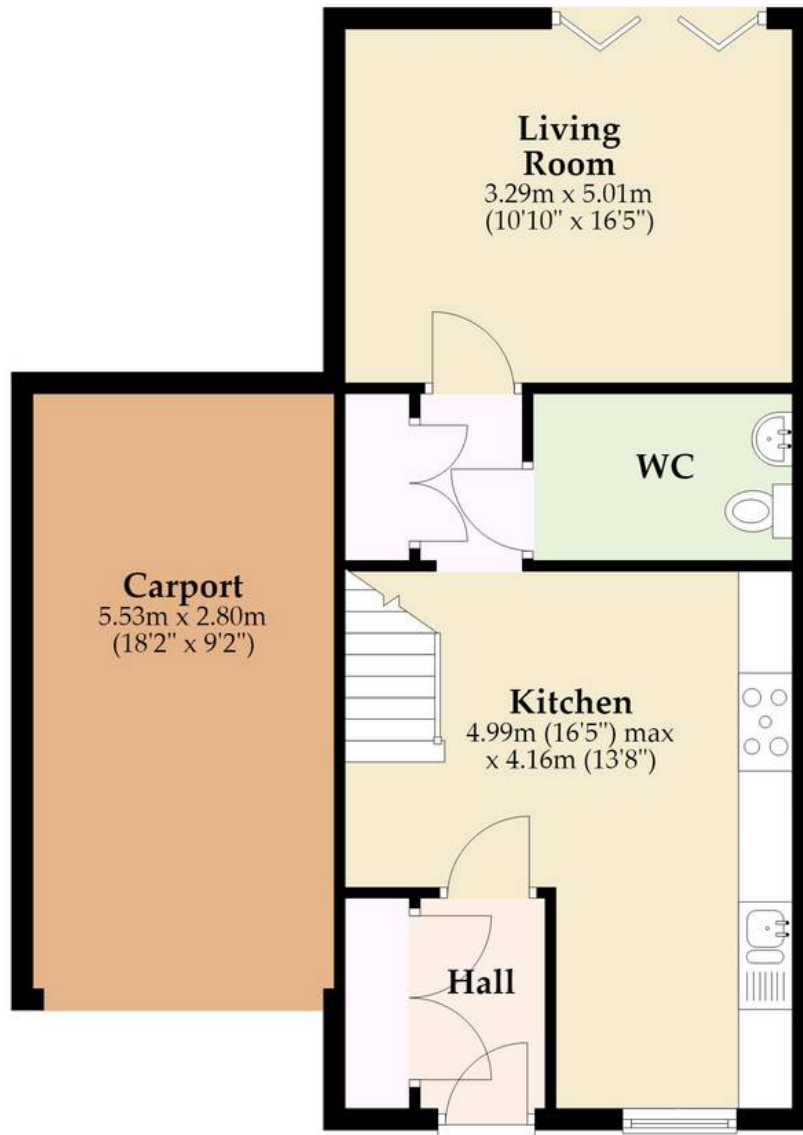
Noctule Grove

Stepping through the front door, you are welcomed by a



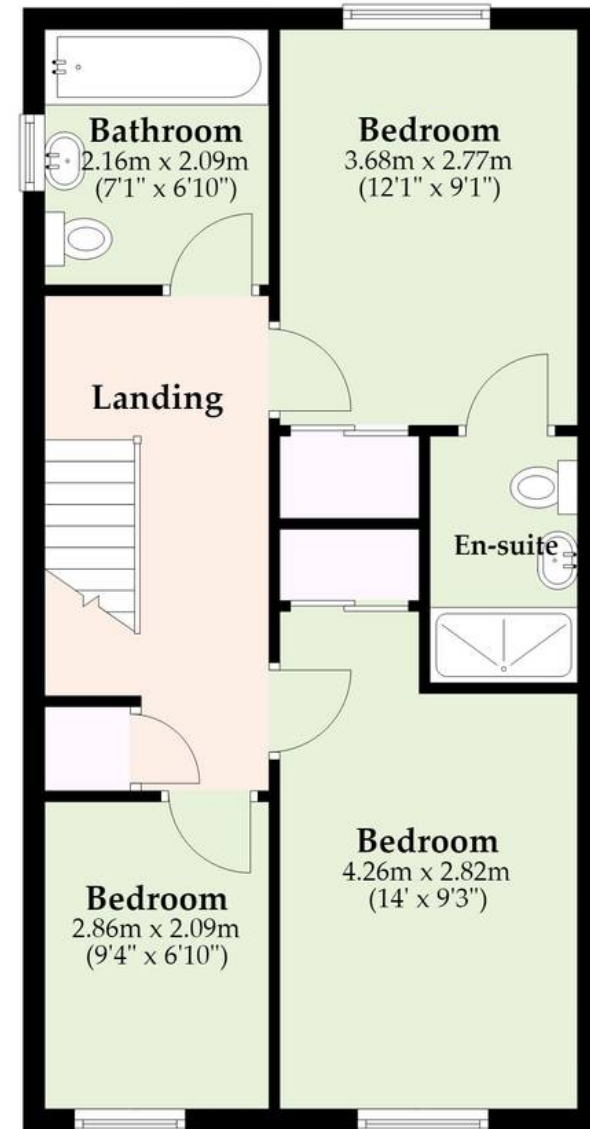
Ground Floor

Approx. 57.8 sq. metres (621.8 sq. feet)



First Floor

Approx. 49.7 sq. metres (535.1 sq. feet)



Total area: approx. 107.5 sq. metres (1156.9 sq. feet)

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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.
Plan produced using PlanUp.

Dreaming of this home?
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