



Guide Price £325,000

3 Bedroom House for sale

2 Weaver Crescent, Hethersett, Norwich



EweMove
SALES AND LETTINGS



Overview

Positioned for convenience. Established for comfort. If you are seeking your first pad or making your next step up the ladder, this impeccable home is set and ready.



Key Features

- Immaculate Link-Detached Family Home
- South-Facing Enclosed Garden with Storage Shed
- Carport for Two Vehicles
- Ample Natural Daylight and Built-In Storage Throughout
- Upgraded Kitchen-Diner with Adjacent Utility Room
- Walking Distance to Local Amenities, Transport Links and Tranquil Rural Pathways
- Walking Distance to Schools for All Ages
- Easy Access to the NNUH, Norwich city centre, A11 and A47 Routes



Welcome to Weaver Crescent, Hethersett. This link-detached 3-bedroom home boasts a corner plot, a south-facing walled garden, and driveway parking nestled under the linking spacious carport. If presentation is important to you, walk this way!

The interior offers plenty of natural daylight and a functional layout for modern living. What was once a new build palette, has been transformed into a welcoming family home with warming tones, material upgrades, and clever use of space. The latter, you will discover upon viewing.

The second floor opens to three bedrooms and a family bathroom off-landing as well as a convenient storage cupboard over stairs. The principal bedroom takes advantage of the full depth of the house offering ample floor space for freestanding storage, dual windows enjoying the south-facing rays, and a well-appointed ensuite shower room. Bedroom two currently serves as a home office and guest room, while bedroom three is an adorable nursery. The bathroom is a good size and in excellent condition – to mirror, of course, the rest of the house.

To the outside, the front and side of the property are set for low maintenance offering direct access to the garden. To the rear, a carport with lots of elbow room provides two parking spaces, protected from the weather, with access to the garden and utility room. If you enjoy the sunshine, the garden will be a glazed cherry on top! Not only is it south-facing, but it also benefits from almost perfect privacy.



This property is located just a 7-minute walk from Woodside Primary and Nursery and a 22-minute walk from Hethersett Academy for later years. Both of which rated outstanding. By car, the Norfolk and Norwich University Hospital and the market town of Wymondham are only 10 minutes away. The A11 can be reached within 5 minutes and Norwich city centre within 20 minutes. In the foreseeable future, a new Co-Op will be opening its doors within walking distance for utmost convenience.

Viewings are readily available. Simply call us 24/7 to book yours.

Kitchen-Diner

18' 6" x 9' 4" (5.65m x 2.85m)

Luxury vinyl flooring, upgraded base and wall units, gas hob, double electric oven with grill, ceramic double sink with mixer tap, three double-glazed windows with Venetian blinds, two radiators - one with cover, bench seating with storage, and pantry-style cupboard.

Living Room

18' 6" x 10' 2" (5.65m x 3.10m)

Fitted carpet, double-glazed window with Venetian blind, patio doors with perfect fit blinds, electric fireplace with mantel and hearth, two radiators, multiple sockets and TV aerial.

Principal Bedroom with Ensuite

18' 6" x 10' 5" (5.65m x 3.20m)

BEDROOM: Fitted carpet, dual double-glazed windows with Venetian blinds, radiator, and multiple sockets.

ENSUITE: Vinyl flooring, wash basin with splashback tiling, WC, wide shower unit with sliding glass doors, obscured double-glazed window, and a radiator.

Bedroom 2

10' 5" x 9' 4" (3.20m x 2.85m)

Fitted carpet, dual double-glazed windows with Venetian blinds, multiple sockets, and a radiator.

Bedroom 3

9' 4" x 7' 10" (2.85m x 2.40m)

Fitted carpet, double-glazed window with Venetian blind, multiple sockets, and a radiator.

Bathroom

7' 2" x 6' 4" (2.20m x 1.95m)

Vinyl flooring, wash basin with splashback tiling, obscured double-glazed window with Roman blind, WC, electric shower over bath with glass screen and fully tiled walls, and a radiator.

Utility Room

6' 2" x 5' 2" (1.90m x 1.60m)

Luxury vinyl flooring, worktop and base unit, space for freestanding washing machine and dryer and houses the boiler.

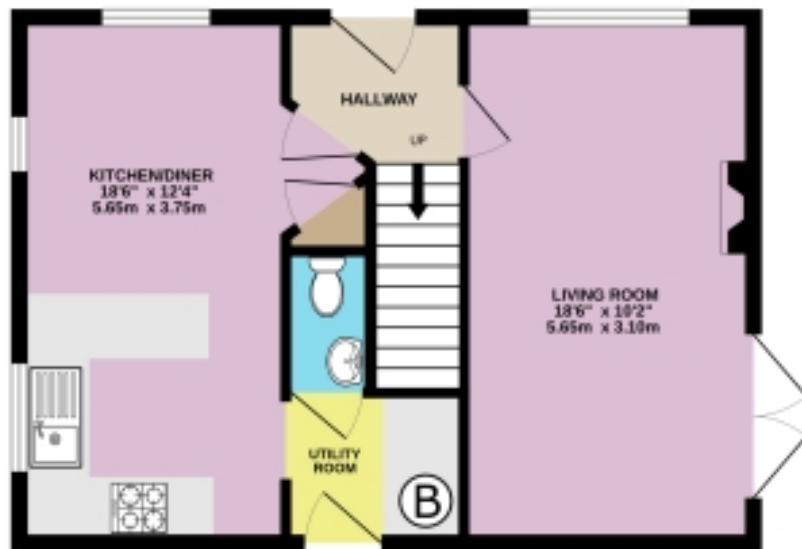
WC

4' 11" x 2' 11" (1.50m x 0.90m)

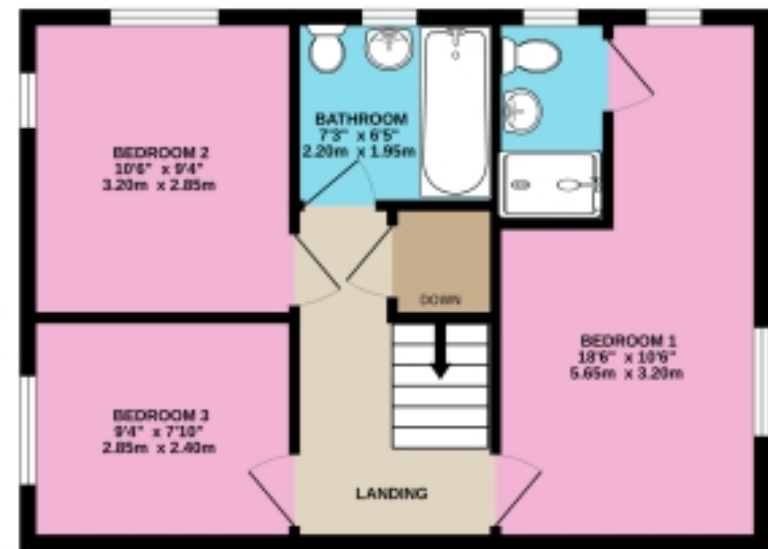
Luxury vinyl flooring, wash basin with splashback tiling, WC, and a wallpapered feature wall.

Floorplans

GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



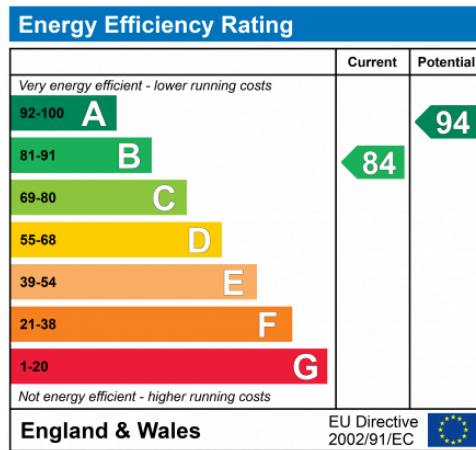
1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



DETACHED 3-BEDROOM HOUSE

TOTAL FLOOR AREA : 943 sq.ft. (87.6 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.
Made with Metropix ©2024





Marketed by Ewemove Wymondham

01953 665 785 (24/7)

wymondham@ewemove.com



EweMove
SALES AND LETTINGS