



Guide Price £270,000

3 Bedroom House for sale
21 Burnthouse Lane, Norwich



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Overview

This 3-bedroom property is now reaching the market for the first time since new, having served its time well as the perfect first home. The luxury of open country views, comfortable driveway parking, and a versatile layout, this is an excellent opportunity set in a highly convenient position.



Key Features

- Versatile 3-Bedroom Townhouse
- Open Plan Living with Ample Storage
- Two Comfortable Driveway Parking Spaces
- Open Country Views and Walks from the Doorstep
- Walking Distance from Good Transport Links, Schools and Amenities
- Vendors Have Found



Welcome to Burnthouse Lane, Hethersett. This modern semi-detached house is set on the edge of the popular Heather Gardens development benefiting from fabulous views that will uplift your every morning.

An open-plan ground floor offers a balanced kitchen-living space complete with an ample breakfast bar, smart storage, and integrated appliances. Complimented by country views, your culinary and entertaining experience will be much enhanced. Not to mention the low-maintenance enclosed garden to put your own stamp on.

The first floor leads to two bedrooms and a bathroom off-landing. The front bedroom currently serves as a nursery and would make an excellent home office, gaming or dressing room. The second floor is fully dedicated to the principal bedroom boasting dual-aspect Velux windows and bespoke storage.

Located for convenience, the property places you within easy reach of transport links, a 3-minute drive from the Research Park and just 10-minutes from the Norfolk and Norwich University Hospital. The village of Hethersett offers a local store, outstanding schools, eateries, a farm shop, and other daily amenities.

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



Kitchen Living Room

22' 1" x 12' 1" (6.75m x 3.70m)

Luxury vinyl flooring, breakfast bar, bespoke under-stair storage on sliders, integrated electric oven, hob, extractor fan, fridge-freezer and washing machine, stainless steel sink, tiled splashback, houses the boiler, thermostat, double glazed window with roller blind, double-glazed patio doors with fitted blinds, TV aerial, multiple sockets, and two radiators.

Bedroom 1

15' 7" x 9' 2" (4.75m x 2.80m)

Fitted carpet, dual double-glazed Velux windows with fitted blinds, bespoke fitted storage, radiator, TV aerial and multiple sockets.

Bedroom 2

12' 1" x 7' 10" (3.70m x 2.40m)

Fitted carpets, double-glazed window with roller blind, multiple sockets, and radiator.

Bedroom 3 / Office

8' 4" x 12' 3" (2.55m x 3.75m)

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

Bathroom

5' 10" x 5' 4" (1.80m x 1.65m)

Luxury vinyl flooring, obscured double-glazed window, floor-to-ceiling and half-wall tiling throughout, WC, wash basin, bath with glass shower screen and dual headed shower unit, and radiator.

Hallway

5' 4" x 4' 9" (1.65m x 1.45m)

Luxury vinyl flooring, consumer unit, and radiator.

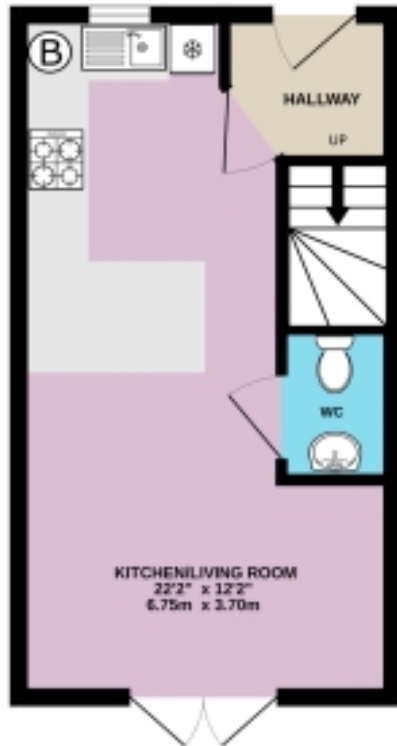
WC

4' 11" x 2' 9" (1.50m x 0.85m)

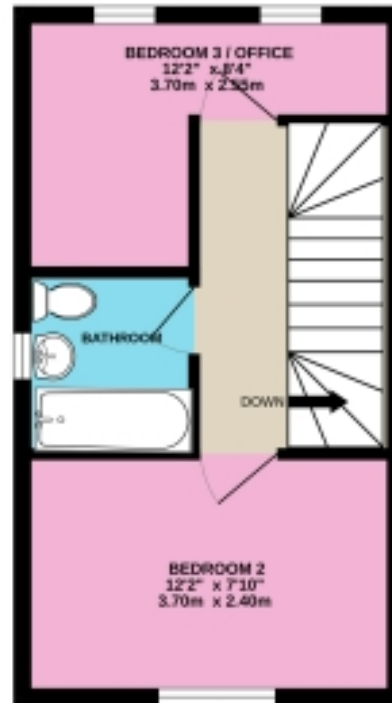
Luxury vinyl flooring, WC, wash hand basin and radiator.

Floorplans

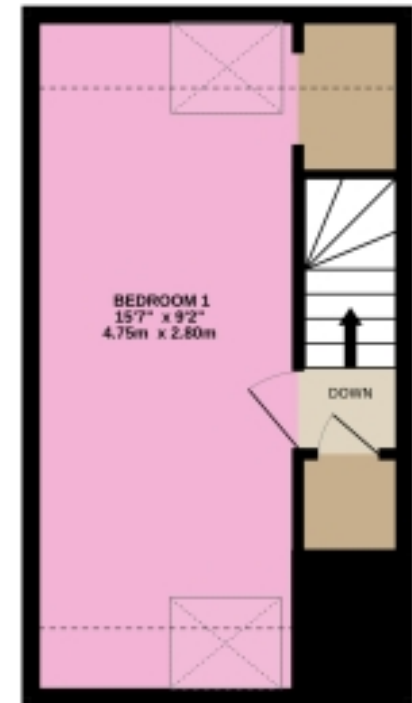
GROUND FLOOR
269 sq.ft. (25.0 sq.m.) approx.



1ST FLOOR
269 sq.ft. (25.0 sq.m.) approx.



2ND FLOOR
252 sq.ft. (23.5 sq.m.) approx.

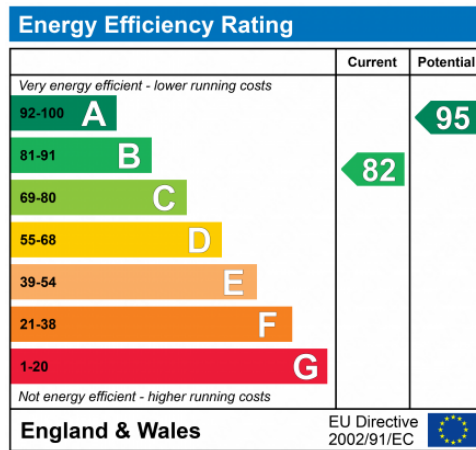


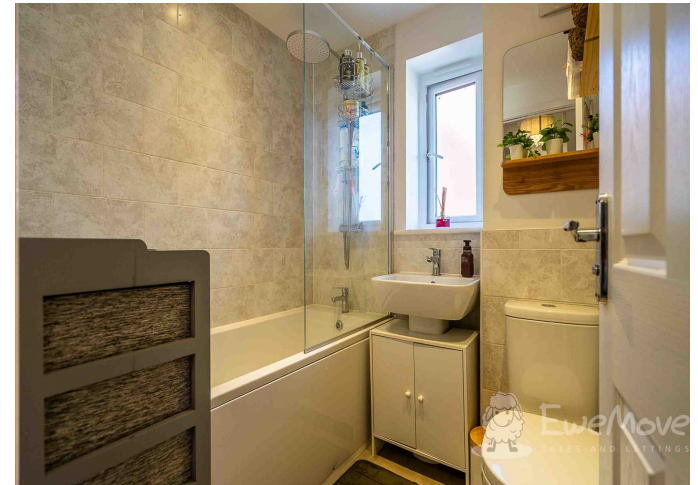
3-BEDROOM SEMI-DETACHED HOUSE

TOTAL FLOOR AREA : 790 sq.ft. (73.4 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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