



4 Melton Court,
Hethersett, NR9 3HE
Guide £350,000-£365,000(Freehold)





- Three bedrooms
- Lounge approximately 18ft
- Kitchen/dining room approximately 18ft
- Good location being within easy reach of local amenities & transport links
- Garage and off street parking
- South facing garden
- Double glazing

The location...

Hethersett is a mainly residential village located approximately six miles south of Norwich. The village itself offers a good selection of shops including Tesco Express, Post Office and two public houses as well as medical centre, library, dental surgery and schooling for all ages. There are public transport links to both Norwich and the historic market town of Wymondham which offers further facilities and rail services. The property is conveniently positioned for access to the A11 and A47.

What3words:///paramedic.wordplay.richest

The property...

Tucked away in a pleasant residential setting, 4 Melton Court is a well maintained three-bedroom detached bungalow offering around 870 sq ft of thoughtfully arranged accommodation, perfect for those seeking comfortable and convenient single-level living.

From the moment you step inside, the home feels warm, welcoming and wonderfully practical. The spacious entrance hall provides access to all rooms and includes loft access with ladder, adding useful additional storage.

At the heart of the home is the 18ft kitchen/dining room, a bright and sociable space ideal for both everyday living and entertaining. With a dual-aspect outlook and direct access to the rear garden, this room is filled with natural light and features a range of fitted wall and base units, a fitted oven and hob, one-and-a-half bowl sink unit, radiator, space for a fridge freezer, and ample room for a dining table.

The generous 18ft lounge offers a cosy retreat with double doors opening to the side, a window overlooking the garden, and a gas fire set within a York stone surround - perfect for relaxing evenings at home.

There are three well-proportioned bedrooms, offering flexibility for family, guests, or even a home office. Two of the bedrooms enjoy a front-facing aspect with one benefitting from fitted wardrobes, while the third overlooks the rear garden. An airing cupboard adds further practical storage..

The accommodation is completed by a shower room, fitted with a WC, pedestal wash basin, shower unit, radiator, and side-facing window.

Throughout, the property benefits from full double glazing and gas central heating, ensuring comfort all year round.



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Outside

One of the standout features of this lovely home is its south-facing rear garden, a private and fully enclosed outdoor space designed for easy enjoyment. Thoughtfully arranged with a patio seating area and raised lawn, it offers the perfect setting for morning coffee, summer dining, or simply relaxing in the sunshine.

To the front, a private driveway provides off-road parking and leads to the 23'6" x 9'1" garage, which benefits from an electric up-and-over door, power, and lighting. Additional outside features include a garden shed and outside tap.

Accommodation includes...

- Entrance hall
- Lounge - approx. 18ft
- Kitchen/dining room - approx. 18ft
- Three bedrooms
- Shower room
- Driveway
- Garage
- South-facing rear garden.

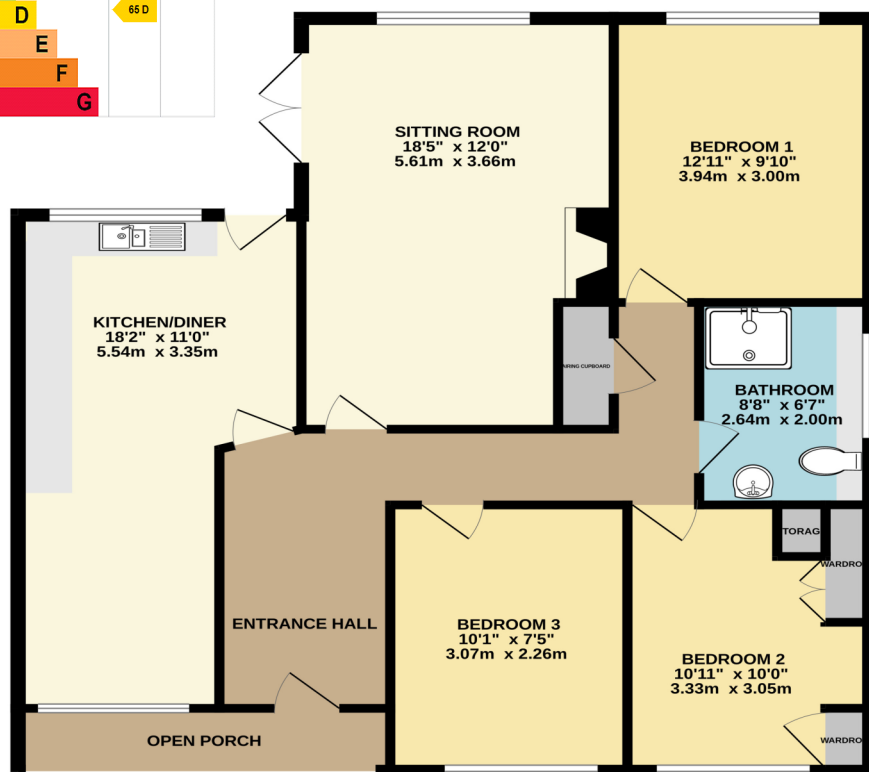
A home that combines comfort, practicality and a wonderful sense of warmth, 4 Melton Court is ready to be enjoyed from day one.

South Norfolk Council Tax Band D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



MELTON COURT, HETHERSETT, NR9 3HE

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