



20 Muriel Kenny Court, Hethersett - NR9 3EZ

£270,000 Freehold

Located in a quiet cul-de-sac, this three-bedroom terraced house offers a great opportunity for first-time buyers seeking a comfortable home.

Featuring a light-filled conservatory that extends the living space, this property also boasts an enclosed rear garden and a versatile garden room. With no chain, the property ensures a smooth move, making it ideal for those ready to settle in quickly. The location provides a quiet setting, while still being conveniently close to local amenities, transport links, and key destinations like the University of East Anglia (UEA) and Norfolk and Norwich University Hospital.

Location

Muriel Kenny Court is located in the desirable village of Hethersett, just a short drive from the vibrant city of Norwich. The village offers a range of local amenities, including shops, schools, and transport links, as well as being close to the University of East Anglia (UEA) and the Norfolk and Norwich University Hospital. Hethersett is well-served by bus routes to Norwich, while nearby roads provide easy access to the A11, perfect for commuters. The surrounding countryside offers plenty of green spaces and scenic walks, adding to the appeal of this convenient location.

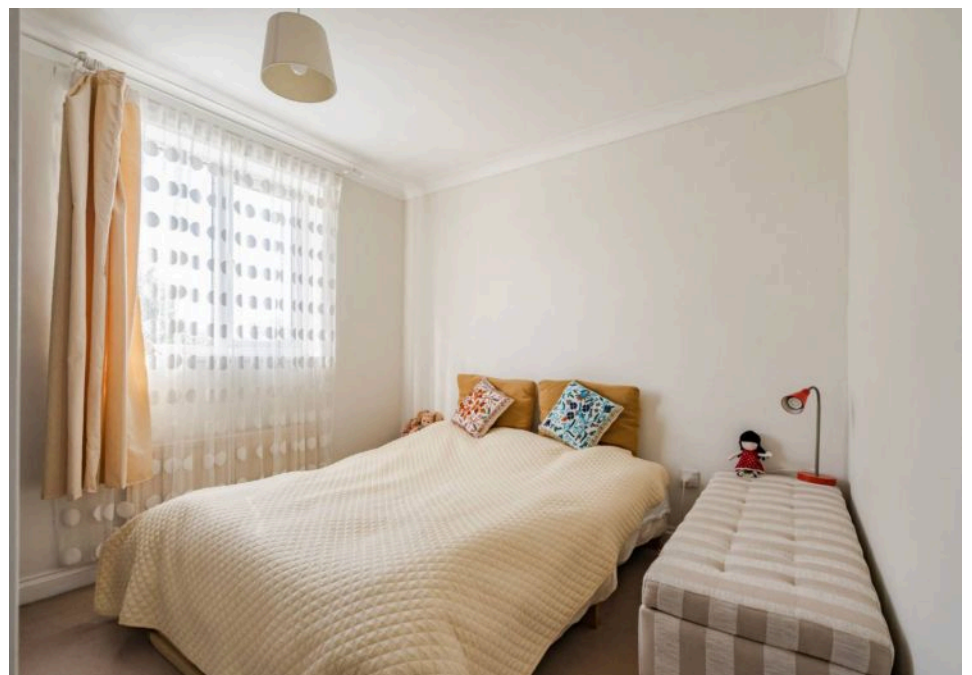
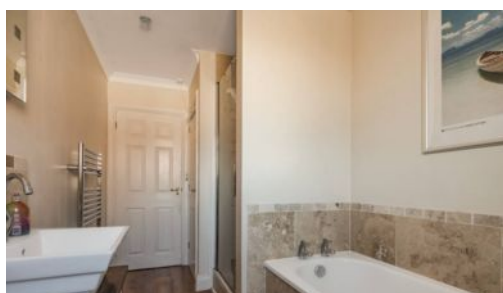


Agents notes

We understand the property will be sold freehold, connected to mains services, water, electricity, gas and drainage.

Heating system- Gas Central Heating

Council Tax Band- B



Muriel Kenny Court, Hethersett

As you enter the hallway, a practical WC offers added convenience for everyday living. Moving further in, the spacious, light-filled living room draws you in, complete with a cosy fireplace and ample cupboard space. For added practicality, a versatile walk-in storage area ensures everything is neatly organised.

French doors open out to the sunroom, effortlessly extending the living space and creating the perfect spot for relaxation and enjoyment. The sunroom showcases abundant natural light, with sliding doors providing direct access to the garden.

The dining room seamlessly connects to the open-plan kitchen, offering plenty of cupboard space and functionality for everyday use. The country-cottage style kitchen features fitted cupboards, generous counter space, and charming tiled floors, providing both style and practicality.

Upstairs, you'll find three inviting bedrooms, including two spacious double rooms and one cosy single bedroom, which can be used as a study, home office, or child's room, offering flexibility for your needs.

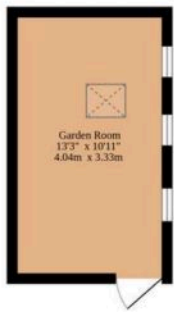
The family bathroom on this level has a modern feel, with both a bath and a shower for added convenience, complemented by partly tiled walls for an added sense of style.

The property benefits from double glazing throughout

Outside, the property features an enclosed rear garden, providing a private outdoor sanctuary for leisure and entertainment, designed with paved surfaces for low maintenance upkeep.

A converted concrete garage provides a versatile garden room, ideal for use as a home office, space for artistic pursuits, or a quiet retreat, easily accommodating remote work or personal hobbies.

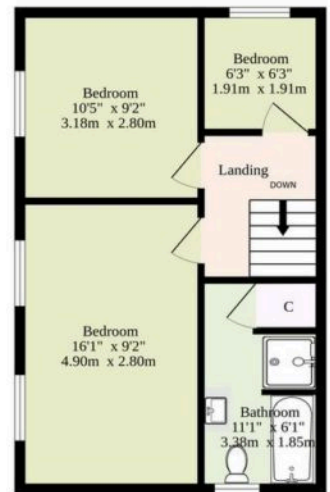




Ground Floor
791 sq.ft. (73.5 sq.m.) approx.



1st Floor
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 1169 sq.ft. (108.6 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.

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