



18 Campion Way, Hethersett

Offers in Region of £450,000

18 Champion Way

Hethersett, Norwich

Located within the sought-after residential area in the popular village of Hethersett, this exceptional detached family home offers space, comfort, and modern living. Beautifully maintained and thoughtfully extended, it provides a versatile layout with three to four bedrooms, a cosy snug, and a bright, open-plan kitchen and dining area leading to a rear garden. With upgraded bathrooms and excellent parking including an attached garage, this home is ideal for those looking for both style and practicality in a convenient location.

Location

Champion Way is situated in the popular village of Hethersett, offering a welcoming community with excellent local amenities. The village has well-regarded schools, shops, and healthcare facilities, making it a great choice for families. There are plenty of green spaces and countryside walks nearby, while Hethersett also benefits from convenient transport links. Norwich city centre is easily accessible by road, providing a wider range of shopping, dining, and entertainment options. The A11 is close by, offering direct routes towards Cambridge and London, and Wymondham train station is just a short drive away for rail connections.





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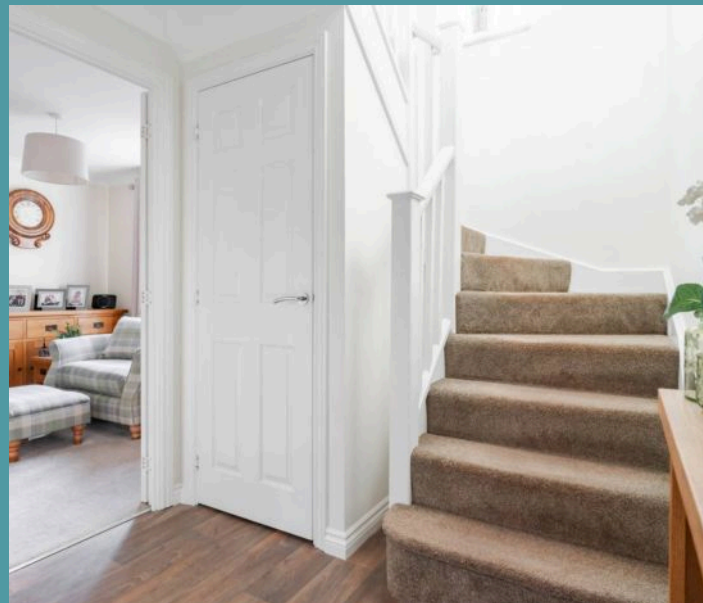
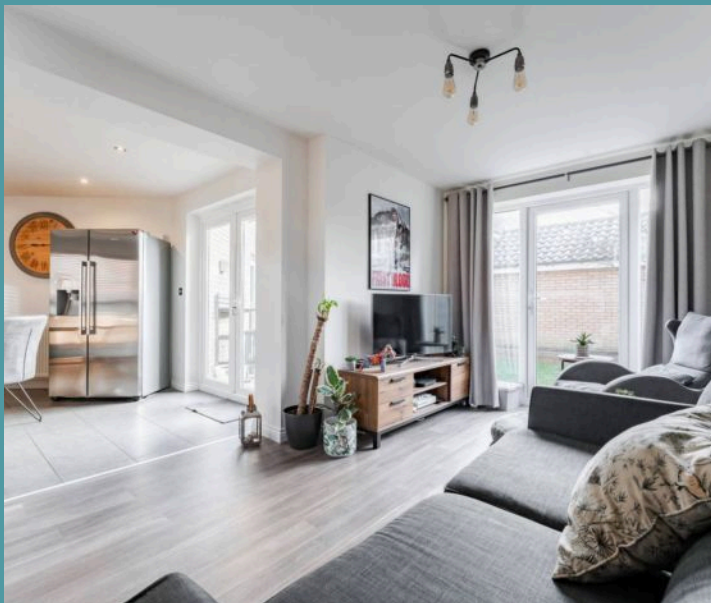
As you step into this beautifully maintained family home, you are welcomed by a bright entrance hall with a handy under-stair storage cupboard. To the side, there is a conveniently located WC with a vanity unit.

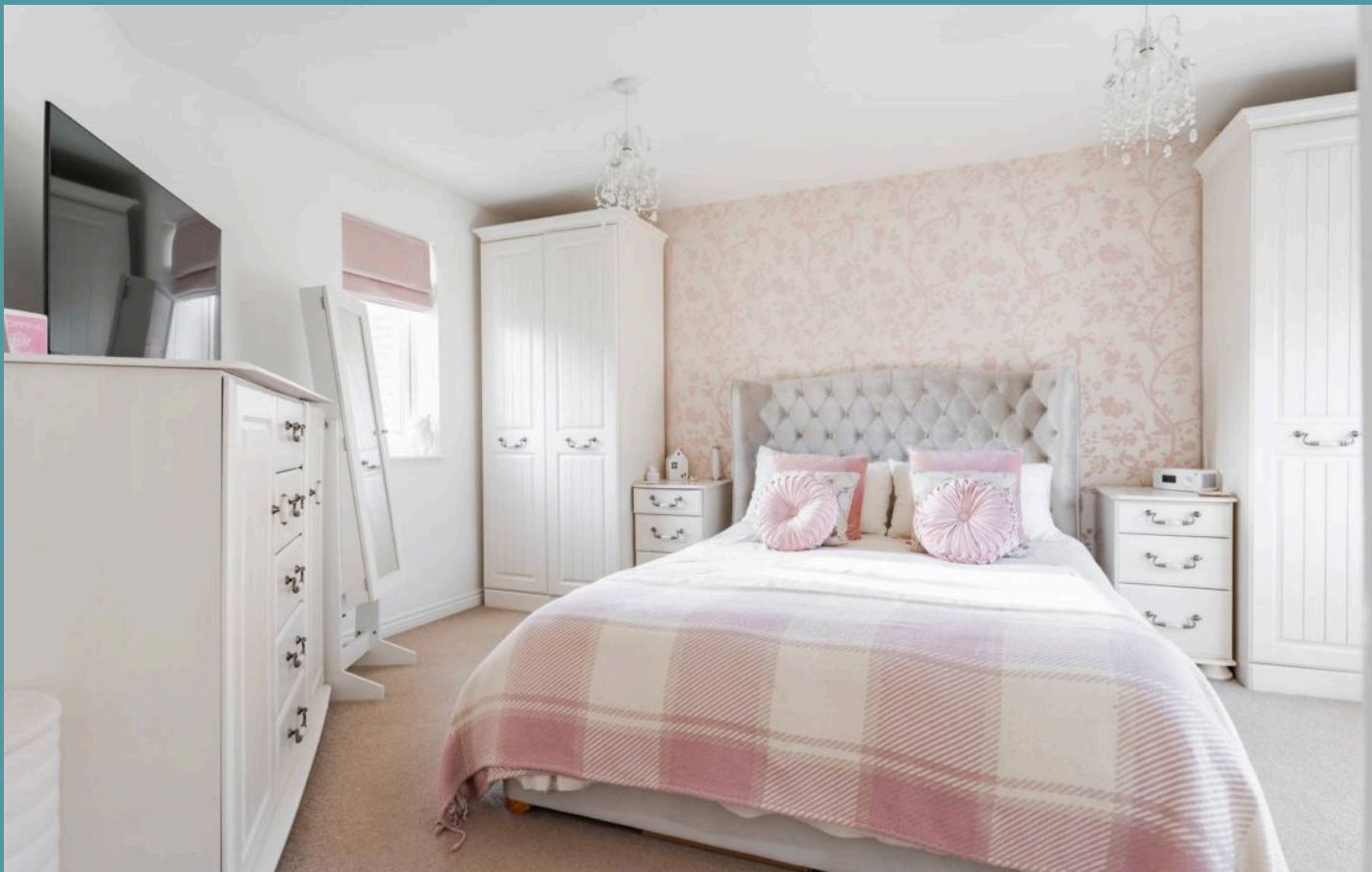
The lounge is a light-filled space with dual-aspect windows, including French doors that open directly onto the rear garden, making it a perfect spot to relax or entertain.

Moving through to the heart of the home, the kitchen and dining area offer a well-designed space fitted with oak-finished cabinetry, sleek worktops, and integrated appliances. French doors lead from here into the garden, filling the room with natural light. An opening leads into a cosy snug area, which provides an additional sitting space.

A staircase from this room leads to a separate double bedroom or office, offering privacy and flexibility for those needing a home workspace or guest accommodation.

Back in the main hallway, stairs lead up to the first floor, where a galleried landing provides access to the bedrooms. The master bedroom is a spacious retreat with windows to both the front and rear, allowing plenty of light. It benefits from a modern en suite shower room, complete with a sleek vanity unit and contemporary tiling.





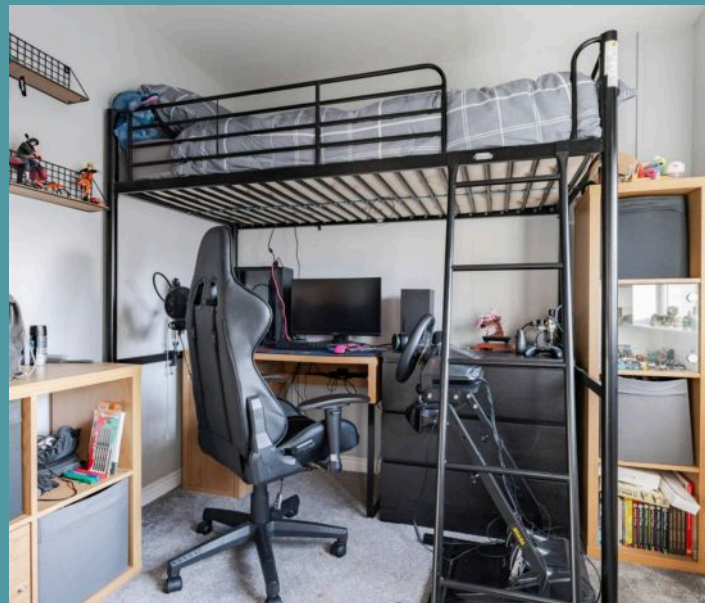
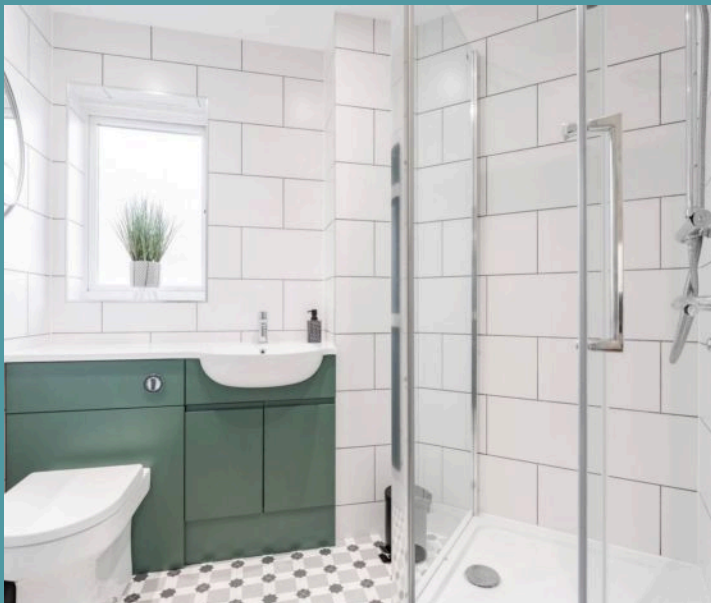
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Two further bedrooms are well-proportioned. The family bathroom has been updated with stylish tiling and a bath with both rainhead and hand-held shower fittings.

Outside, the rear garden enjoys a sought-after southern aspect, ensuring sunshine throughout the day. It is mainly laid to lawn with well-kept borders and an Indian sandstone patio, perfect for outdoor dining. A pathway leads to a service area, and there is gated access for convenience.

At the front, there are three brick-paved parking areas, along with an attached single garage that has power, lighting, and a personal access door to the rear

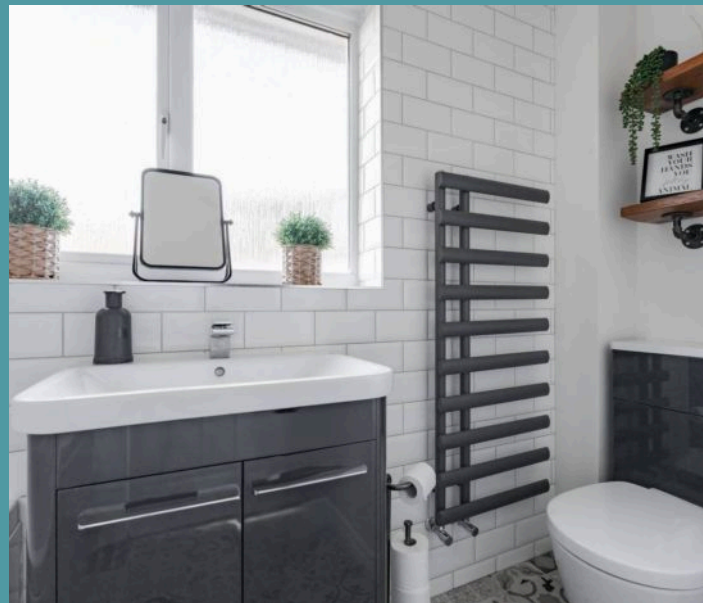
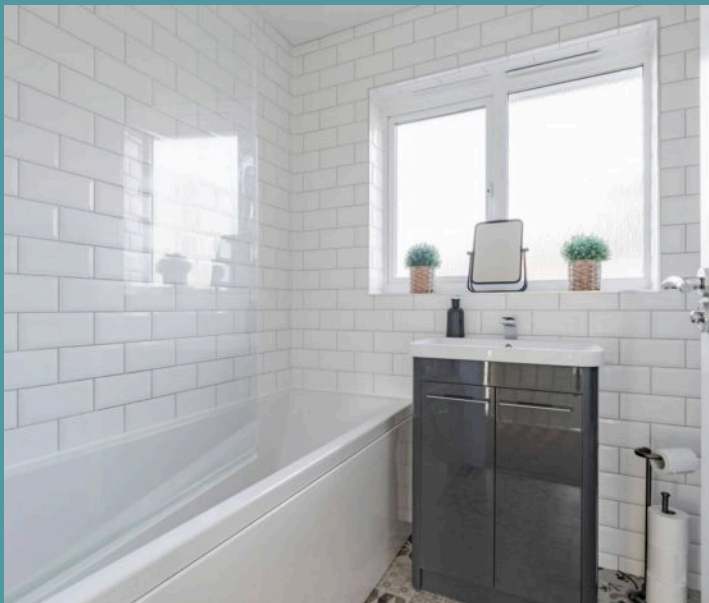




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Hethersett, Norwich

- Detached residence in the sought-after village of Hethersett
- Positioned on a small residential development
- Beautiful family home with flexible and spacious accommodation to adapt to your own preferences and style
- Lovingly maintained and extended to a high standard by the current owners
- Comfortable sitting room filled with an abundance of natural light
- Open-plan kitchen/dining room with quality wall and base units and integrated appliances
- Versatile snug with the option to be a home office or playroom
- Four bedrooms, a private en-suite and a family bathroom
- South facing garden that is well-maintained, fully enclosed for privacy
- Off-road parking



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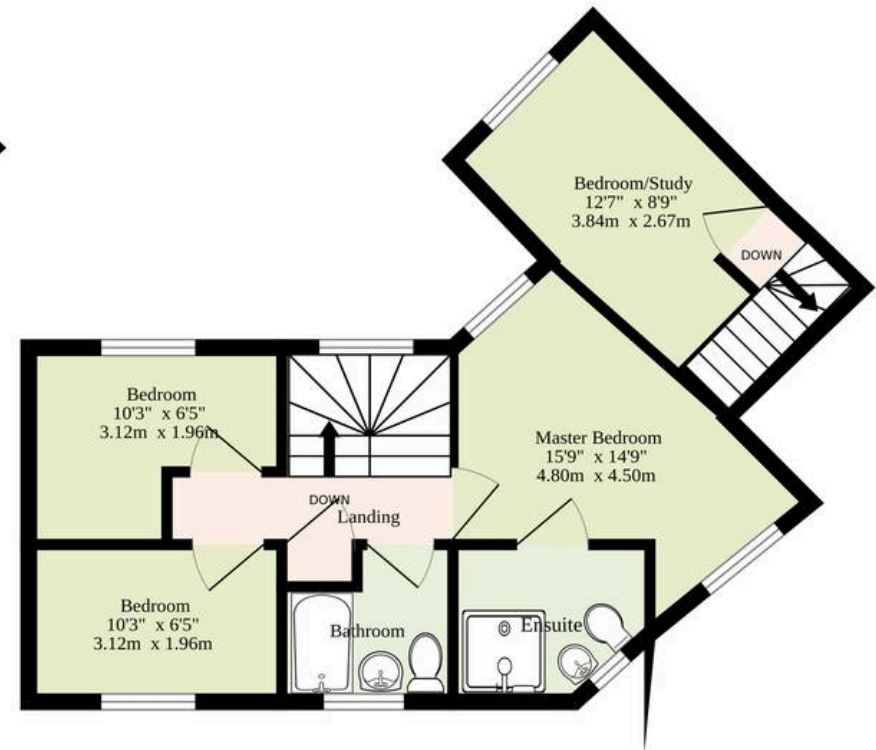
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Ground Floor
652 sq.ft. (60.6 sq.m.) approx.



1st Floor
474 sq.ft. (44.0 sq.m.) approx.



Sqft Does Not Include The Entrance Hall, Wc, Landing, Bathroom And Ensuite

TOTAL FLOOR AREA : 1126 sq.ft. (104.6 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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