

Arnolds | Keys



15 Coachmaker Way, Hethersett, Norwich, NR9 3GN

Guide Price £375,000

- *NO ONWARDS CHAIN*
- NHBC Warranty till March 2029
- Enclosed Rear Garden
- Kitchen with Utility Room
- Beautifully Presented
- Three Storey Detached Home
- Two Bedrooms with Ensuite Bathrooms
- Driveway and Garage
- Popular Village Location
- Four Bedrooms

15 Coachmaker Way, Norwich NR9 3GN

NO ONWARDS CHAIN A modern four bedroom detached home situated in the popular village of Hethersett, offering bright and contemporary accommodation in an enviable position.

 4  3  1  B

Council Tax Band:



DESCRIPTION

This stunning detached modern home is ideally positioned at the end of a private cul-de-sac within the popular village of Hethersett. The property boasts beautifully presented, contemporary and bright accommodation throughout and provides the perfect family home.

ENTRANCE HALL

UPVC door, laminate flooring, double-glazed window to side, cupboard under stairs and radiator.

LIVING ROOM

Laminate flooring continued, double-glazed window to front and radiator.

WC

Suite comprising pedestal wash hand basin and low level WC.

KITCHEN/BREAKFAST ROOM

Comprising wall and base units with work surface over, stainless steel sink and drainer, integral electric oven, with gas hob over and extractor fan. Space and plumbing for washing machine. Double-glazed patio door to the rear and double-glazed window to rear. Laminate flooring continued and radiator.

UTILITY ROOM

Comprising wall and base units, stainless steel sink and drainer, space and plumbing for dishwasher, space for fridge/freezer, wall mounted gas boiler and radiator. UPVC door to the rear.

Stairs to first floor:-

LANDING

Carpeted flooring, storage cupboard.

BEDROOM 4

Carpeted flooring, double-glazed window to rear and radiator.

BEDROOM 3

Carpeted flooring, double-glazed window to rear and radiator.

FAMILY BATHROOM

Three-piece suite comprising bath, pedestal wash hand basin, low level WC, heated towel rail and extractor fan. Double-glazed window to side.

BEDROOM 2

Carpeted flooring, double-glazed window to front and radiator. Door to:-

ENSUITE

Suite comprising single shower cubicle with electric power shower, pedestal wash hand basin and low level WC. Heated towel rail, shower charging point, vinyl flooring and double-glazed window to front.

Stairs to second floor:-

LANDING

Carpeted flooring, double-glazed window to side.

BEDROOM 1

Dual aspect room with fitted carpets, fitted wardrobes and built-in storage cupboards with shelves, carpeted flooring and double-glazed window to front and rear. Door to:-

ENSUITE

Suite comprising single shower cubicle with mains shower, pedestal wash hand basin, low level WC, heated towel rail and shaving charger point. Extractor fan and vinyl flooring.

OUTSIDE

The property is situated at the end of a quiet cul-de-sac within this popular development. There is a driveway to the side providing off road parking and a single garage with up and over door, power and lighting. There is a lawned area to the front with a range of mature shrubs and flowers. To the rear the enclosed garden is mainly laid to lawn with a patio seating area and is of easy maintenance.

AGENTS NOTES

This property is Freehold.

Mains drainage and gas fired central heating with combination boiler.

Council Tax Band: D (£1,592.64)



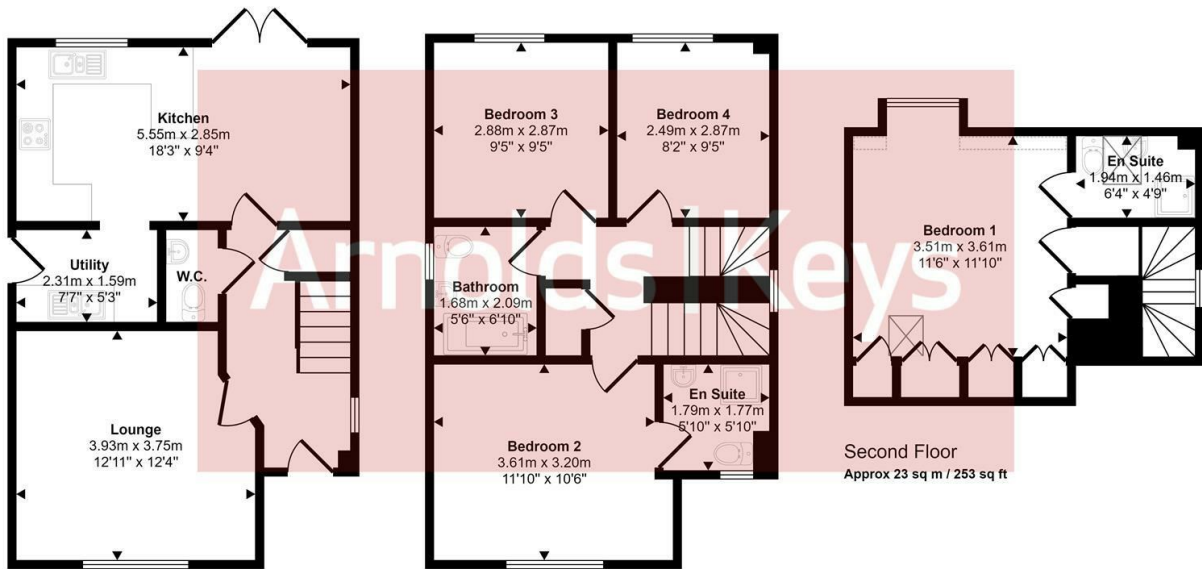
Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area
112 sq m / 1209 sq ft



Ground Floor
Approx 44 sq m / 476 sq ft

First Floor
Approx 45 sq m / 480 sq ft

Second Floor
Approx 23 sq m / 253 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

