



**Sawyer Crescent, Hethersett Norwich NR9 3GG**

**welcome to**

**Sawyer Crescent, Hethersett Norwich**

An attractive four double bedroom detached home in a popular Hethersett location, featuring a modern kitchen/diner, spacious living room, principal bedroom with en-suite, garage, driveway parking and an enclosed rear garden with extended patio areas.



## Description

Situated in a sought-after area of Hethersett, this beautifully presented four-bedroom detached home offers generous living accommodation, modern finishes and excellent outdoor space, making it an ideal choice for growing families and those seeking versatile living. The heart of the home is the impressive contemporary kitchen/diner, thoughtfully designed with a range of built-in appliances. There is ample space for a family dining table, while French doors open directly onto the rear garden, creating a wonderful setting for entertaining and everyday family life.

The spacious living room is filled with natural light thanks to a large bay window to the front aspect. Double doors lead through to the kitchen, allowing the rooms to flow seamlessly whilst also offering the option of separate living spaces when desired.

Upstairs, the property boasts three king size rooms and a further double bedroom. The principal bedroom benefits from triple wardrobes and a stylish en-suite shower room featuring a double-length shower cubicle.

Externally, the property continues to impress. Overlooking protected woodland to the front, a driveway provides off-road parking for two vehicles and leads to a single garage. The enclosed rear garden has been designed for enjoyment and ease of maintenance, featuring an extended patio area, ideal for outdoor dining and entertaining, with patio wrapping around sections of the property. A small lawn area adds a touch of greenery.

## Cloakroom/Utility

Integrated washing machine, W.C and wash basin with storage

## Lounge

Single glazed door leading from the hallway, with large bay window complete with fitted carpet. Solid double doors leading through to the kitchen/diner. Zoned central heating with Hive installed.

## Kitchen/Diner

Fitted with integrated fridge/freezer, dishwasher, single oven with pan drawers under, gas hob with pan drawers under, integrated microwave, pull-out pantry units and ceramic tiling throughout.

## Bedroom One

King-size bedroom currently with Super King-Size bed, triple built in wardrobe with front facing window. Ensuite which consists of a double length shower cubicle, towel rail, wash basin and W.C

## Bedroom Two

King-size bedroom with front facing window

## Bedroom Three

King-size bedroom with rear facing window

## Bedroom Four

Double bedroom with rear facing window

## Bathroom

Complete with bath with shower above, wash basin and W.C

## Rear Garden

Mature plants and fruit trees in the enclosed south-facing private garden with extended patio area and corner seating area with access to the garage front and side

## Garage

Single garage with boarded loft space. Double gated access from the driveway to the garage and rear garden, with personnel door to the side.

## Agents Notes

The sellers advise that they pay £135 per annum as a contribution towards upkeep.



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## Sawyer Crescent, Hethersett Norwich

- Four bedroom detached home
- Modern kitchen/diner with integrated appliances
- French doors opening onto the rear garden
- Spacious living room with large bay window
- Downstairs cloakroom/utility room
- Principal bedroom with triple built-in wardrobes
- En-suite featuring a double-length shower cubicle
- Enclosed rear garden with extended wrap-around patio

Tenure: Freehold EPC Rating: B Council Tax Band: E

**£450,000**



Please note the marker reflects the postcode not the actual property

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