



4 Thickthorn Hall Norwich Road, Hethersett

£325,000

GUIDE PRICE £325,000 - £350,000. A rarely available and spacious ground floor apartment set in a beautifully appointed Grade II Listed building and on stunning communal grounds close to the leafy village of Hethersett to the south-west of Norwich. The property comes with no onward chain, access to the outstanding landscaped communal gardens and unrestricted off street parking. In brief, the property comprises; sitting room, dining room, kitchen, three bedrooms, ensuite shower room, family bathroom, cellar and a self contained courtyard.

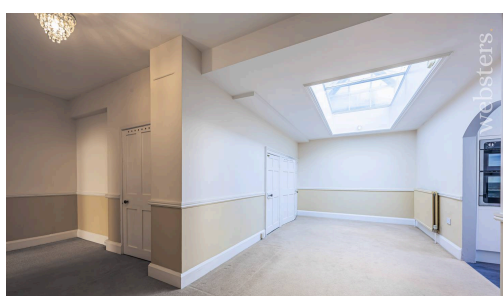
Council Tax band: TBD

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- › Modern Kitchen
- › No Onward Chain
- › Two Reception Rooms
- › Cellar
- › Unrestricted Off Road Parking
- › Family Bathroom And Ensuite
- › Rarely Available Grade II Listed Ground Floor Apartment
- › Three Bedrooms
- › Unrestricted Use Of Outstanding Communal Grounds
- › Council Tax Band D



ENTRANCE HALL

Solid front door with fan light over, tiled flooring, coving and radiator. Door to:

DINING ROOM

Dimensions: 20' 8" x 9' 10" (6.30m x 3.00m). Generous area with large sky lantern, floor laid to carpet, two spacious built in storage cupboards, radiator and access to sitting room, kitchen, cellar and bedroom one.

KITCHEN

Dimensions: 7' 10" x 11' 4" (2.41m x 3.47m). Comprising a range of wall and base units with laminate work tops, integrated double electric oven, integrated induction hob with extractor fan over, space for fridge - freezer, space and plumbing for washing machine and dish washer, inset stainless steel sink with nicer tap and drainer, casement window to the front aspect and laminate flooring.

SITTING ROOM

Dimensions: 18' 10" x 15' 0" (5.76m x 4.59m). Two sash windows to the front aspect, electric fireplace with stone hearth and stone surround, floor laid to carpet and two radiators. Door to:

INNER LOBBY

Doors to two bedrooms and bathroom, cornicing and floor laid to carpet.

BEDROOM 3

Dimensions: 12' 6" x 8' 1" (3.83m x 2.47m). Sash window to the front aspect, floor laid to carpet, airing cupboard housing gas boiler, radiator and coving.

BEDROOM 2

Dimensions: 17' 10" x 10' 7" (5.46m x 3.23m). Double bedroom with three sash windows to the front, side and rear aspects, floor laid to carpet and two radiators.

BATHROOM

Dimensions: 9' 7" x 5' 0" (2.93m x 1.54m). Panel bath with shower over, tiled backing and glass screen, pedestal hand wash basin with tiled splash back, low set WC, heated towel rail, obscure casement window to the rear aspect, tiled flooring and coving.

BEDROOM 1

Dimensions: 15' 0" x 12' 4" (4.59m max x 3.76m max). Double bedroom with a part glazed door to the courtyard with side window, floor laid to carpet, coving and a radiator.

ENSUITE

Dimensions: 6' 5" x 4' 9" (1.96m x 1.46m). Corner shower with dual shower heads and tiled backing, low set WC, corner pedestal hand wash basin with tiled splash back, extractor fan, tiled flooring and walls and coving.

CELLAR

Dimensions: 12' 3" x 5' 3" (3.75m x 1.61m). Power and lighting.

OUTSIDE

The property comes with an enclosed courtyard along with unrestricted use of the well maintained communal gardens. There is also unrestricted parking on site as well.

LEASE

There are approximately 961 years left on the lease with service charges / ground maintenance set at £170 per calendar month with no ground rent payable as there is a share of freehold for the property.

SERVICES

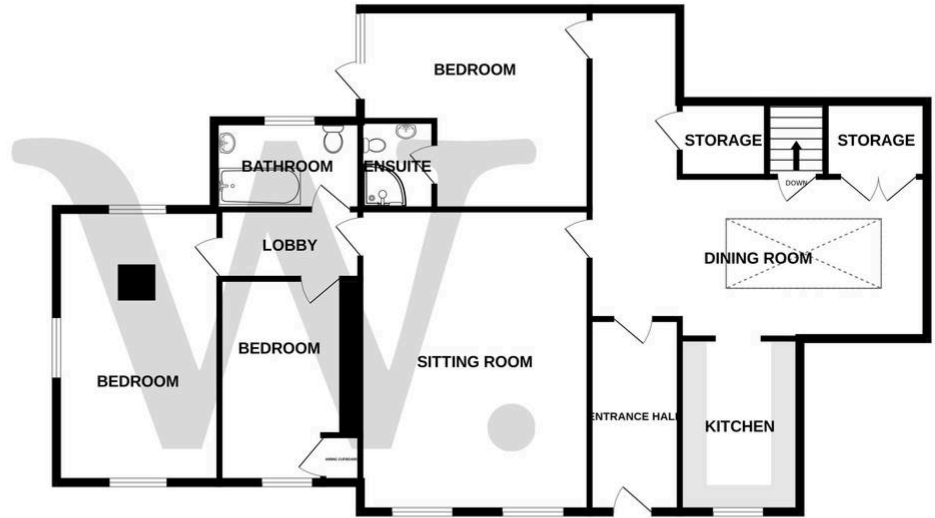
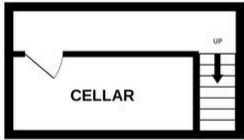
The property is believed to be connected to mains, gas, water, electricity and drainage. (Websters have not tested these services).

VIEWINGS

To be carried out by the sole agents only. Websters Estate Agents, 141 Unthank Road, Norwich, NR2 2PE.

BASEMENT

GROUND FLOOR



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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