



## 6 Childs Road, Hethersett

£425,000



Websters Estate Agents are delighted to offer this rarely available and spacious semi-detached family home set in the leafy village of Hethersett to the south-west of Norwich. The property comes with a well maintained and generous rear garden along with ample off street parking. In brief, the property comprises; lounge, kitchen / diner, utility room, shower room, four double bedrooms and a family bathroom.

Council Tax band: TBD

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C



- Ample Off Street Parking
- Highly Sought After Village Location
- Two Bathrooms And A Utility Room
- Light Lounge
- Light And Spacious Semi-Detached Family Home
- EPC Rating TBC
- Council Tax Band C
- Four Double Bedrooms
- Generous Rear Garden
- Open Plan Kitchen / Diner



## **ENTRANCE HALL**

Part obscure uPVC double glazed front door, radiator, large built in storage cupboard / cloakroom, carpeted stairs to the first floor, LVT flooring and a radiator. Door to;

## **LOUNGE**

Dimensions: 22' 6" x 12' 0" (6.86m max x 3.66m max). Light space with a uPVC double glazed window to the front aspect, floor laid to carpet, radiator and coving with access to the utility room and kitchen / diner.

## **KITCHEN/DINER**

Dimensions: 19' 1" x 14' 7" (5.82m x 4.45m). Open plan space comprising a range of wall and base units with laminate work tops and breakfast bar, integrated double electric oven with integrated gas hob with extractor hood over, space and plumbing for dish washer, space for American style fridge - freezer, LVT flooring, inset one and a half bowl stainless steel sink with mixer tap and drainer, uPVC double glazed window to the rear aspect, uPVC double glazed French double doors to the rear garden, radiator and opening to:

## **UTILITY ROOM**

Dimensions: 12' 4" x 8' 0" (3.77m x 2.44m). Range of wall and base units with laminate work tops, space and plumbing for washing machine and tumble dryer, LVT flooring, radiator, obscure uPVC double glazed door to the side access. Doors to wet room and bedroom 4 / study.

## **WET ROOM**

Dimensions: 5' 2" x 4' 9" (1.60m x 1.46m). Shower area with wall mounted shower unit, tiled backing and glass screen, wall mounted hand wash basin with tiled splash back, low set WC, obscure uPVC double glazed window to the side aspect, tiled flooring and walls, coving, extractor fan and a radiator.

## **BEDROOM FOUR / STUDY**

Dimensions: 16' 1" x 7' 10" (4.91m x 2.39m). Double bedroom with two uPVC double glazed windows to the side and front aspects, floor laid to carpet, radiator and fitted storage.

## **LANDING**

Doors to three bedrooms and bathroom and floor laid to carpet.

## **BEDROOM 1**

Dimensions: 14' 4" x 8' 8" (4.37m x 2.66m). Double bedroom with a uPVC double glazed window to the front aspect, built in storage cupboard, floor laid to carpet, loft hatch, radiator and an air conditioning unit.

## **BEDROOM 2**

Dimensions: 13' 8" x 7' 10" (4.19m max x 2.39m). Double bedroom with a uPVC double glazed window to the rear aspect, airing cupboard housing gas boiler, radiator and floor laid to carpet.

## **BEDROOM 3**

Dimensions: 11' 10" x 8' 1" (3.61m x 2.47m). Double bedroom with a uPVC double glazed window to the front aspect, floor laid to carpet and a radiator.

## **BATHROOM**

Dimensions: 10' 7" x 6' 4" (3.23m x 1.94m). Panel bath with shower over, tiled backing and folding screen, low set WC, wall mounted hand wash basin with tiled splash back, laminate flooring, two obscure uPVC double glazed windows to the side and rear aspects and a radiator.

## **OUTSIDE**

The generous and landscaped rear garden is laid to patio and lawn with partial mature shrub borders and new fence panels along with a new shed storage space and side gate access. To the front is a space laid to stone shingle, lawn and a hard stand driveway. The property also has solar panels located on the main roof along with an EV Charger to the front.

## **SERVICES**

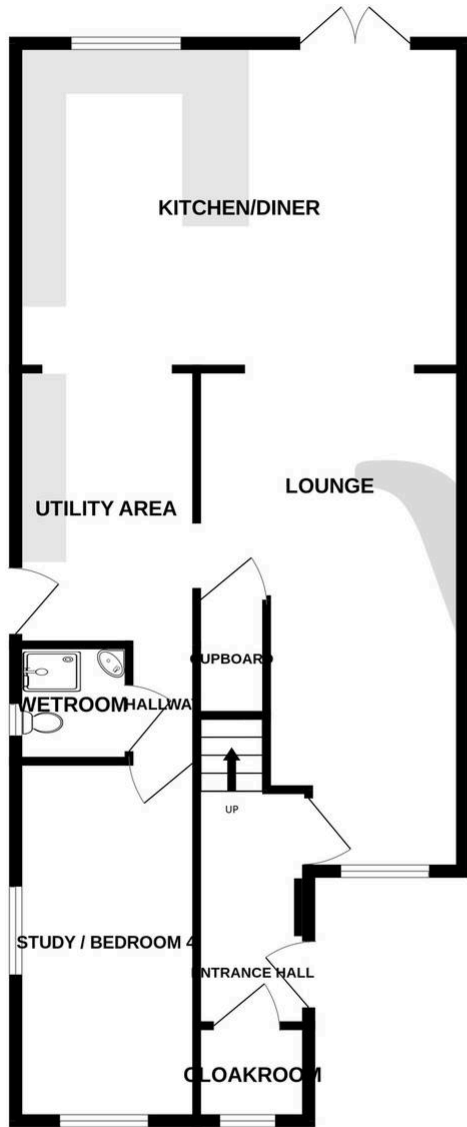
Gas, Electricity, Water and Drainage are connected to the property. Webster's have not tested these services.

## **VIEWINGS**

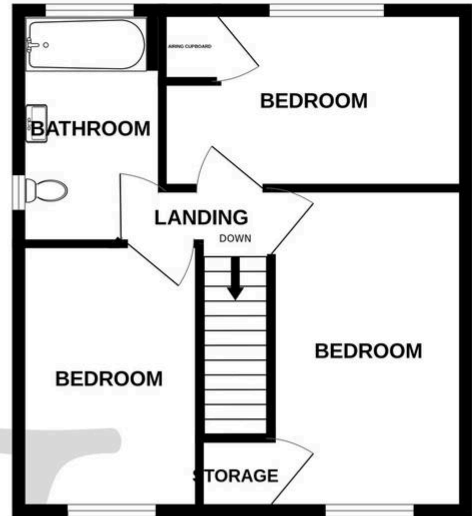
To be carried out by the sole agents, Websters Estate Agents, 141 Unthank Road, Norwich, NR2 2PE.



GROUND FLOOR



1ST 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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