



2 Park Green, Hethersett

Guide Price £450,000

websters.



2 Park Green

Hethersett, Norwich

This immaculate four-bedroom detached home sits at the heart of the sought-after village of Hethersett. Finished to a high standard, it's ideal for families and professionals alike.

The welcoming hallway leads to a spacious living room with French doors opening onto a sunny, low-maintenance south-facing garden with decking. The open-plan kitchen/diner is bright and sociable, with a utility room for added convenience.

Upstairs offers four well-proportioned bedrooms, a stylish family bathroom, and a modern ensuite to the main bedroom.

Outside, the property benefits from a garage, driveway parking, and an EV charging point. Energy efficiency is excellent, with solar panels, Tesla battery storage, and an air source heat pump, complemented by smart home features.

Combining modern comfort, natural light and style, this is a superb home in a prime location.



Entrance Hall

Part frosted double glazed composite front door, under stairs storage cupboard, LVT flooring, Smart thermostat and home security control, coving, uPVC double glazed window to the front aspect, carpeted stairs to the first floor and doors to lounge, kitchen / diner and cloakroom.

Cloakroom

Low set WC, hand wash basin set to vanity, high quality tiled walls and flooring, radiator and an extractor fan.

Lounge

Outstanding modernised space with French double glazed double door to the rear garden, further uPVC double glazed window to the front aspect, floor laid to carpet, two radiators and coving.

Kitchen / Diner

A sensational and modernised open plan space comprising a range of wall and base units with laminate work tops, integrated electric oven (with bake off style hide and slide oven door) with induction hob and extractor hood over, space for fridge - freezer, integrated dish washer, inset one and a half bowl stainless steel sink with mixer tap (with water softener and water filter) and drainer, four uPVC double glazed windows to the front, rear and side aspects creating a vast amount of natural light, radiator, access to the utility room and laminate flooring.

Utility Room

Comprising a range of wall and base units with laminate work tops, integrated washing machine, radiator, laminate flooring, part double glazed composite door to the rear garden, extractor fan, inset stainless steel sink with mixer tap and drainer.





Landing

A bright space with high ceilings, doors to four bedrooms and bathroom, floor laid to carpet, airing cupboard housing pressurised hot water system for benefit of shower use and a radiator.

Bedroom One

Double bedroom with a uPVC double glazed window to the side aspect, Velux window, floor laid to carpet and a radiator. Door to ensuite.

Ensuite

Modernised suite comprising a corner shower with tiled backing and glass frame, low set WC, hand wash basin set to vanity with tiled splash back and impressive custom cut inset mirror above the vanity unit, tiled walls and flooring, radiator, obscure uPVC double glazed window to the rear aspect and an extractor fan.

Bedroom Two

Double bedroom with two uPVC double glazed windows to the side and rear aspects, floor laid to carpet and a radiator.

Bedroom Three

Double bedroom currently set up as a study, uPVC double glazed window to the front aspect, floor laid to carpet and a radiator.

Bedroom Four

UPVC double glazed window to the side aspect, Velux window, floor laid to carpet and a radiator.

Bathroom

Newly modernised suite comprising a panel bath with rainfall and handheld shower heads, tiled backing and glass screen, pedestal hand wash basin, low set WC, heated towel rail, extractor fan, tiled flooring and walls and an obscure uPVC double glazed window to the front aspect.

GARDEN

A private and beautifully landscaped rear garden laid to patio, artificial grass and a raised deck area along with side gate access, smart lighting surrounding the garden, mature shrub and flowerbed borders and further access to the single garage. To the front is further mature shrub frontage along with a covered porch.

Garage

Single Garage

Power and lighting, data cabling from the main house, interior painted garage walls and flooring to reduce cement dust, boarded loft for additional storage, electric remote controlled up and over door and wall mounted Tesla battery.

Off street

2 Parking Spaces

Hard stand driveway to the front of the single garage with space for two cars.

Council Tax band: D

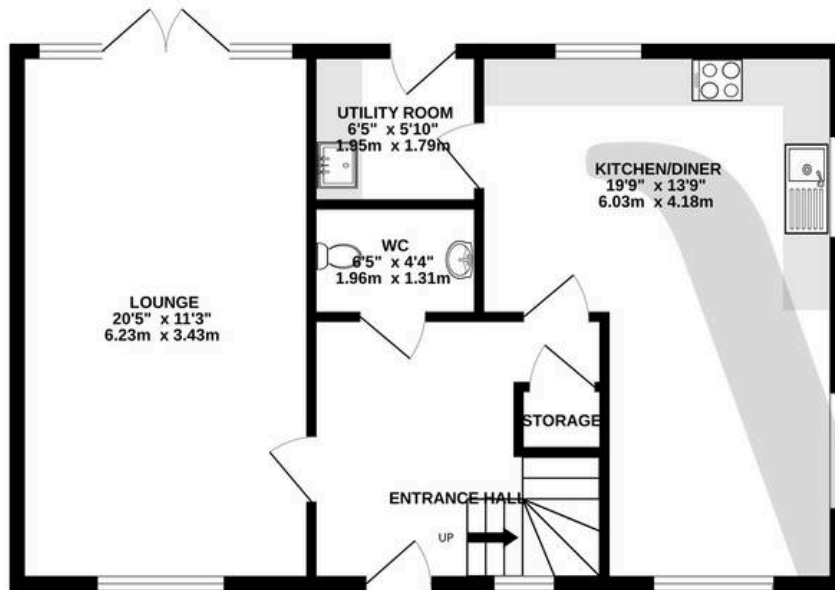
Tenure: Freehold

EPC Energy Efficiency Rating: B

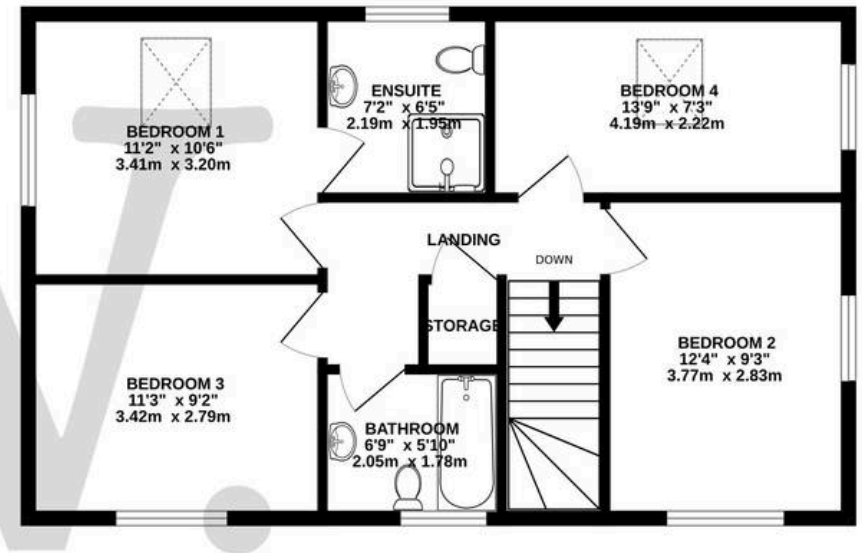
EPC Environmental Impact Rating: B



GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 1253 sq.ft. (116.4 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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