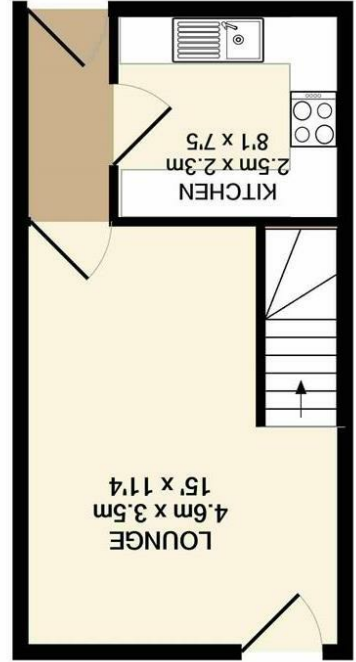
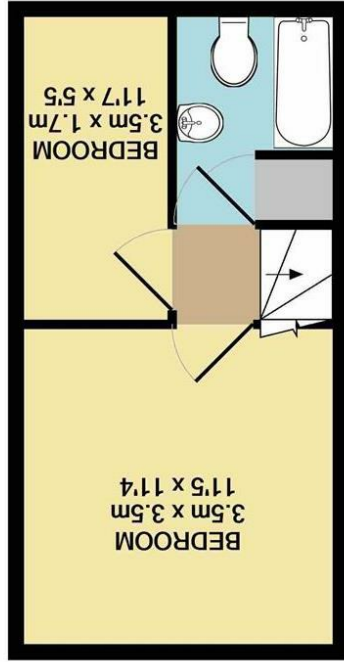


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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1ST FLOOR  
 APPROX. FLOOR AREA 23.6 SQ.M. (254 SQ.FT.)  
 TOTAL APPROX. FLOOR AREA 47.1 SQ.M. (507 SQ.FT.)

GROUND FLOOR  
 APPROX. FLOOR AREA 23.6 SQ.M. (254 SQ.FT.)



Disclaimer - In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.

Energy Efficiency Rating	
Potential	Current
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs	
(1-20) <b>G</b>	
(21-30) <b>F</b>	
(39-54) <b>E</b>	
(55-68) <b>D</b>	
(69-80) <b>C</b>	
(81-91) <b>B</b>	
(92 plus) <b>A</b>	
Very energy efficient - lower running costs	



**Norfolk Property**  
 online.

Hughes Court | Norwich | NR9  
**Offers in excess of £190,000**

Norfolk Property Online presents this remarkable two bedroom home immaculately presented throughout within the much sought after village of Hethersett.

Spacious accommodation comprises; entrance hall, modern refitted kitchen (with integral appliances), large sitting room with a door out onto a perfectly manicured rear garden. The first floor provides two double bedrooms and a refitted bathroom.

Outside, to the rear is a good sized private garden. To the front there is a small garden, a driveway for two vehicles and a detached garage.

Hethersett is highly desirable village just 6 miles west of Norwich and features a number of local shops including an award winning local farm shop, a Tesco metro, takeaways, public houses and all levels of schooling. There is a nearby park and ride service into Norwich city centre from Thickthorn. A wider range of amenities (including a Waitrose store) can be found in Wymondham just 5 miles south of Hethersett.

