

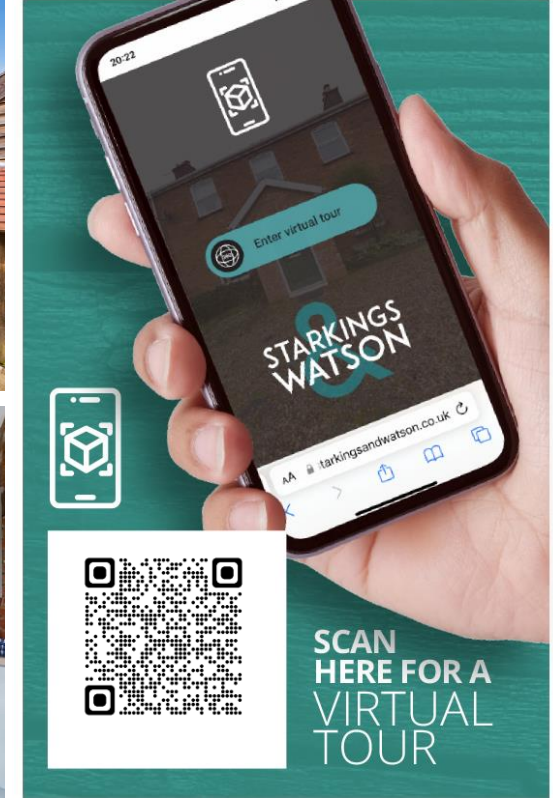
THE STREET

Hempnall, Norwich NR15 2AD

Freehold | Energy Efficiency Rating : TBC

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STARKINGS & WATSON

- Motivated Vendor!
- Detached Character Home
- Updated & Modernised Interior
- Over 1500 Sq. ft (stms)
- Two/Three Reception Rooms
- Kitchen/Breakfast Room & Separate Utility
- Three/Four Bedrooms
- South Facing Private Gardens

IN SUMMARY

MOTIVATED VENDOR. Having been SYMPATHETICALLY UPDATED and MODERNISED, extensive works including an UPDATED INTERIOR, RE-FITTED KITCHEN, PERIOD STYLE BATHROOM, damp-proof works and a replacement gas fired CENTRAL HEATING BOILER have all been completed. With a SOUTH FACING GARDEN, the property enjoys a CENTRAL POSITION fronting The Street, with VIEWS to the CHURCH, whilst the PRIMARY SCHOOL and SHOP are just seconds away by foot. Over 1530 Sq. ft (stms) of accommodation can be found, starting with the HALL ENTRANCE, doors lead to the DINING ROOM and PLAY ROOM/BEDROOM with an adjacent SHOWER ROOM. The DUAL ASPECT SITTING ROOM is centred around a WOOD BURNER, whilst an INNER HALL offers an abundance of character including EXPOSED BRICK WORK, pamment tiles and a vaulted ceiling - leading to a walk-in cupboard, the KITCHEN/BREAKFAST ROOM and UTILITY. Upstairs, THREE BEDROOMS lead off the landing, with a bathroom. A garage and on road parking can be found to front.

SETTING THE SCENE

Fronting onto The Street, the front door leads straight into the entrance hall, whilst a shared drive to the side leads to the adjoining garage. Parking can be found on road or in the garage.

THE GRAND TOUR

Tiled flooring can be found under foot, with this attractive characterful room offering the stairs to the first floor landing, and an opening to the inner hall. To your left, an arched opening separates the ground floor bedroom or play room which is adjacent to the shower room. This multi-purpose room is a great size, with a painted fire place, fitted carpet, and feature window to front. The shower room offers a re-fitted three-piece suite, with storage under the hand wash basin, and a double shower cubicle which is finished with matching tiled splash backs which also run under foot. The dining room is also versatile in its use, but at present offers a feature exposed brick fire place with bespoke fitted storage units to both sides, fitted carpet and a large window to front. The inner hall, creates an attractive link with pamment tiled flooring, exposed brick work, timber panelling, vaulted ceiling and stable door to the garden. Your eye is drawn into the kitchen, with its open plan finish, further vaulted ceiling and extensive range of built-in storage. With further space for a table, a feature fire place with inset timber beam is the perfect space for a Range style cooker, whilst a low-level window is perfect for views out over the garden from the dining table. A door then leads into the utility room, with further appliance space, and potential to re-purpose the room depending on a new buyers needs. The wall mounted gas fired central heating boiler is tucked to one side. The sitting room is centred on a brick-built fire place with an



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inset cast iron wood burner, with dual aspect views and exposed stripped wood flooring. Heading upstairs, the carpeted landing offers an arched window to rear, with doors to three bedrooms, two are great sized doubles, and the third is a single which is currently used as a study. The family bathroom has been re-fitted in a period style, with a four-piece suite including a feature rolled top slipper bath, and shower cubicle with a rainfall shower. This spacious room offers a calming feel with stripped wood flooring.

THE GREAT OUTDOORS

The south facing garden is private and fully enclosed, with a large patio and central lawn. With walled and fenced boundaries, the garage is set back with attractive arched brick work enabling a courtyard feel to one corner. There is various planting and an outside water supply. The garage offers double doors to front, power and lighting.

OUT & ABOUT

Situated in the village of Hempnall, which is located approximately 20 minutes from Norwich (some 12 miles) and 25 minutes from Diss. Local amenities can be found within the neighbouring villages, whilst Hempnall offers excellent schooling, shops, health centre, garages and village hall. The City of Norwich offers a wealth of amenities and transport links, whilst Diss also offers a mainline railway to London Liverpool Street and Norwich.

FIND US

Postcode : NR15 2AD

What3Words : ///glossed.nipping.stand

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:

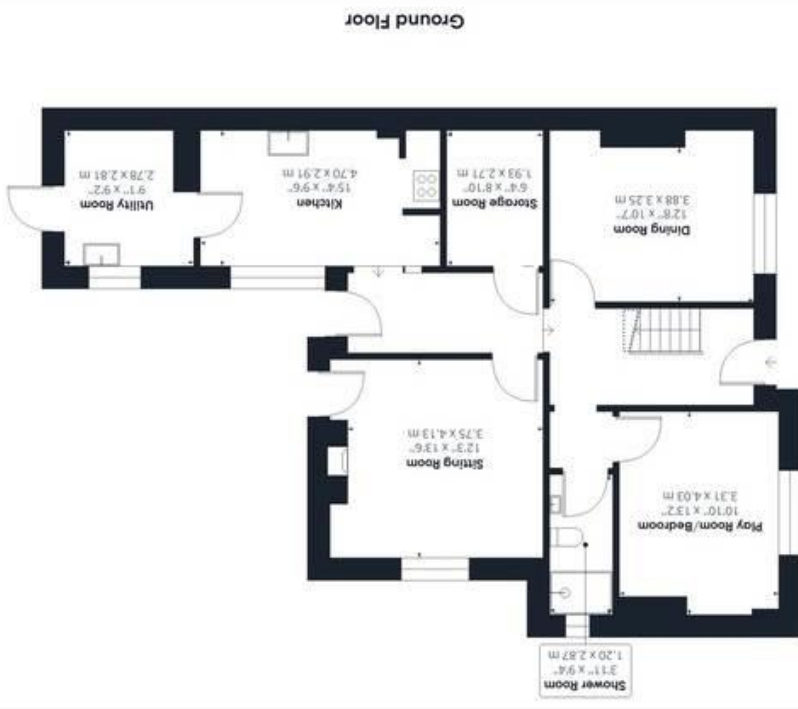


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Floor 1



Ground Floor

GIRAFFE 360
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced bedroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area (1)
1535.75 ft²
142.68 m²
Reduced bedroom
12.32 ft²
1.14 m²

