



Neve Loke, Hemblington, Norwich

£1,950 pcm - Tenancy Info

Energy Efficiency Rating : B

- ✓ High Specification Home
- ✓ Rural Setting with Field Views
- ✓ Landscaped Gardens
- ✓ 22' Kitchen/Dining Room
- ✓ Four Double Bedrooms & Luxury Bathrooms
- ✓ Over 1900 Sq. ft (stms) of Accommodation
- ✓ Large Double Garage with Power & Lighting
- ✓ 6.24 Kw Solar PV Panels with 11 Kw Batteries

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116

**STARKINGS
& WATSON**



IN SUMMARY

Situated in a RURAL SETTING with OPEN FIELDS to front, this EXCLUSIVE detached family home offers over 1900 Sq. ft (stms) of accommodation and a generous DOUBLE GARAGE. With a HIGH SPECIFICATION finish including SOLAR PANELS with 11 Kw BATTERY and hot water iBoost, this EASY TO RUN HOME is dressed to impress and READY TO MOVE IN TO. UNDERFLOOR HEATING runs through the ground floor, whilst FRAMELESS WINDOWS increase the LIGHT and BRIGHT feel. The HALL ENTRANCE leads to the 19' SITTING ROOM with FRENCH DOORS to rear, study, cloakroom, and 22' OPEN PLAN KITCHEN which is finished with a 'NAKED KITCHEN' including a FULL SUITE of APPLIANCES and a CENTRAL ISLAND. A useful utility room is adjacent. Upstairs, FOUR DOUBLE BEDROOMS lead off a wide landing, including the main bedroom with a VAULTED CEILING, walk-in wardrobe and LUXURY EN SUITE, and a matching family bathroom. The GARDENS have been landscaped, including a PATIO and SUMMER HOUSE.

SETTING THE SCENE

Heading into Neves Loke, two substantial brick pillars mark the front entrance, where a block paved driveway provides off road parking, with exterior lighting and an adjacent lawned frontage. The main driveway is to the rear of the property, with potential to gate either driveway, whilst the double garage is also to the rear, with twin independent electric doors, power and lighting.

THE GRAND TOUR

Heading inside you can immediately appreciate the light and spacious feel, with wood flooring underfoot and a built-in cloaks storage cupboard. To the left the main sitting room can be found, with carpet and under floor heating under foot, dual aspect windows offer a view to front along with French doors to rear. The study sits in the middle of the house, also with wood flooring and under floor heating. The cloakroom is well finished with tiled splash backs and a wall hung W.C and sink with storage under. The kitchen is the highlight of the ground floor, with a 'Naked Kitchen' offering ample storage and a feature island with breakfast bar. An electric oven and microwave combination are built-in at eye level, along with an inset electric ceramic induction hob with recessed extractor fan above. Granite work surfaces line the kitchen with an inset twin butler style ceramic sink and drainer unit and instant hot water tap. With a bespoke solid wood finish, the kitchen offers further appliances, including a fridge/freezer and dishwasher. The adjacent utility room offers the same high quality kitchen with space for a washing machine and tumble dryer, whilst the gas fired central heating boiler is located in a cupboard. Heading upstairs a wide L-shaped landing leads to the four double bedrooms, including the main bedroom with a high level vaulted ceiling and views over the rear garden. Door lead to the walk-in dressing room and luxury en suite with tiled walls and an attractive wall mounted sink unit with storage. The tiled flooring also includes under floor heating. The three further bedrooms offer space for fitted or free-standing

wardrobes. The family bathroom matches the en suite, with the same high quality finish, with a twin sink unit with storage under and heated bathroom mirror.

THE GREAT OUTDOORS

The rear garden offers a south facing aspect, with fenced boundaries and a large central lawn. Various planting has been placed along the boundaries, with a substantial patio offering seating, and a 6-8 seater hot tub with a built-in television - only around one year old! The summer house has been fitted with power and lighting.

OUT & ABOUT

The Broadland Village of Hemblington is situated East of the City of Norwich, adjacent to the larger neighbouring village of Blofield Heath. The village provides good transport links via both the Brundall and Lingwood train stations along with regular buses travelling to both Norwich and Great Yarmouth. The village along with the village of Blofield offers a wide range of amenities including a village school, local shops, garden centre and an Indian restaurant, and licensed family social club.

FIND US

Postcode : NR13 4FT

What3Words : ///forgives.rental.exists

VIRTUAL TOUR

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

AGENTS NOTE

Solar Panels were installed in 2023 with 6.24 Kw PV panels plus 11.6 Kw Batteries and solar iBoost for hot water heating.





Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
1925.15 sq ft
178.85 m²

(1) Excluding balconies and terraces

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

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.