

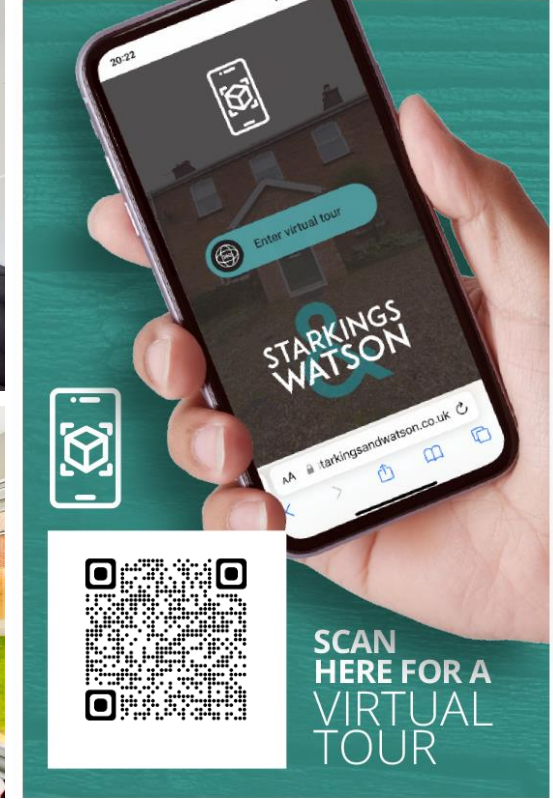
HEMNELL PLACE

Swardeston, Norwich NR14 8YF

Freehold | Energy Efficiency Rating : A

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- 2224 Sq. ft (stms) Detached Family Home
- 2022 Built & Ready for Re-decoration
- Hall Entrance with Galleried Landing
- 22' Bay Fronted Sitting Room
- 21' Kitchen/Dining Room
- Five Double Bedrooms
- Turnkey Lawned Gardens
- Integral Oversized Double Garage

#### IN SUMMARY

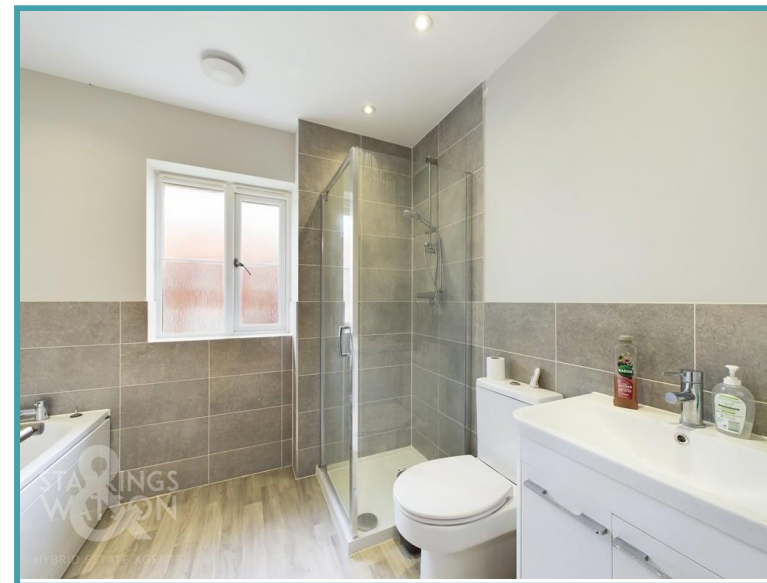
This 2022 built DETACHED FAMILY HOME offers a FANTASTIC OPPORTUNITY for a buyer seeking a MODERN HOME which has been TRIED and TESTED, but now ready for NEW DECORATION. Tucked at the end of the CUL-DE-SAC, this 2224 Sq. ft (stms) property offers AMPLE PARKING, oversized INTEGRAL DOUBLE GARAGE and SOUTH FACING LAWNED GARDENS - providing a turnkey option. Internally some new floor coverings will be required, but the ECO credentials of this home are still in place including uPVC argon-filled double glazing, an EFFICIENT GAS BOILER and SOLAR PANELS. The accommodation comprises a HALL ENTRANCE with storage and GALLERIED LANDING, 22' BAY FRONTED SITTING ROOM, 21' KITCHEN/DINING ROOM, utility room, cloakroom, and STUDY - forming part of a self-contained suite with a LARGE 23' BEDROOM - an ideal ANNEXE. FOUR FURTHER DOUBLE BEDROOMS including the main bedroom with EN SUITE, and family bathroom lead off the main landing.

#### SETTING THE SCENE

Occupying an end of cul-de-sac position, a block paved driveway offers ample off road parking, with access to the integral oversized double garage. Gated access leads to the rear, with a porch leading to the main front door. External lighting and wiring for CCTV cameras are in place.

#### THE GRAND TOUR

Heading inside, the painted stairs with an oak hand rail create a centrepiece to the room, leading to the galleried landing. With storage under the stairs, the room is finished with fitted carpet and a barrier mat, with doors leading off. To your right, the dual aspect sitting room can be found, with a bay frontage and French doors to rear. Double doors create an open plan entertaining space, with the kitchen/dining room offering a contemporary range of extensive wall and base level units, with under cupboard lighting and matching up-stands. Integrated Bosch appliances include a gas hob, eye level electric double oven and dishwasher, with space for an American style fridge freezer. A door leads back into the hall, with a further door to the utility room, where there is space for laundry appliances, the gas fired central heating boiler and a useful door to side. Also off the main entrance hall is a ground floor W.C, and a study - a versatile space with stairs leading to a large double bedroom, creating an annexe option, or further first floor reception room, set under a vaulted ceiling and velux window. The main galleried landing offers storage, with doors to four double bedrooms and the family bathroom - finished with a four piece suite



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allowing for a separate shower and bath. The main bedroom includes built-in wardrobes and an en suite shower room, with tiled splash backs and heated towel rail.

#### THE GREAT OUTDOORS

The rear garden has been turfed and is now ready for a buyer to further landscape the space, capitalising on the south facing aspect. Fully enclosed with timber panelled fencing and brick walling, a patio walk-way leads around the property, with a gated access to one side, and garage access to the other. Outside lighting, CCTV wiring and an outside tap are installed. The oversized garage offers twin up and over door to front, power and lighting.

#### OUT & ABOUT

The popular South Norwich village of Swardeston is a rarely available location, situated within close proximity to the City of Norwich, and the neighbouring larger village of Mulbarton. The village has a church, bakery, pet shop and car garage, and is within a mile of Norwich Southern Bypass. Delightful countryside walks and the local park are within a short walk.

#### FIND US

Postcode : NR14 8YF

What3Words : ///disbanded.weekends.river

#### VIRTUAL TOUR

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

#### AGENTS NOTE

An annual residents management company maintenance fee is chargeable in the region of £130.00 PA. The developer will be completing work on the footpath/road.

**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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Approximate total area<sup>(1)</sup>  
2224.15 ft<sup>2</sup>  
206.63 m<sup>2</sup>

Reduced headroom

56.81 ft<sup>2</sup>  
5.28 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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.