



## New Scots Bungalow

Field Lane, Hempnall, Norwich, Norfolk NR15 2PB

**BROWN & CO**



## New Scots Bungalow, Field Lane, Hempnall, Norwich, Norfolk NR15 2PB

A stylish detached brand-new bungalow tucked away in an attractive rural setting on the outskirts of Hempnall.

GUIDE PRICE £499,950



### DESCRIPTION

With the build having recently been completed the property occupies a pleasant setting with open fields to the westerly aspect. The property has been finished to high specification with generously proportioned accommodation, benefitting from four bedrooms, an en-suite with waterfall shower with body jets to the main bedroom and a whirlpool style bath in the family bathroom.

At the heart of this home is an impressive open plan kitchen/family room with vaulted ceiling with feature exposed wooden ceiling trusses, island unit with inset ceramic sink and inset storage baskets, a good range of base and eye level units with granite worksurfaces, a Cookmaster electric range cooker and wine fridge with floor to ceiling glazing to the rear aspect and bi fold doors leading to the rear garden.

The property is approached by a shared private road

leading to a gravelled driveway which provides parking for several vehicles leading to an attached single garage, the rear garden enjoys open rural view.

### LOCATION

Hempnall is located about 8 miles from Norwich and there are local shopping facilities in the village, including a primary school and butcher/deli. There is easy access to the A140 Ipswich Road and Bungay is about 5 miles away.

### DIRECTIONS

Leave Norwich via the A140 (Ipswich Road). Continue through the village of Newton Flotman and Upper Tasburgh. At the roundabout take the first exit signposted Bungay/Hempnall B1527 follow this road passing the Mill Centre on the right-hand side. After a short distance turn right into Field Lane follow this road for just under ½ mile then turn right where the bungalow will be found at the end.

### AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

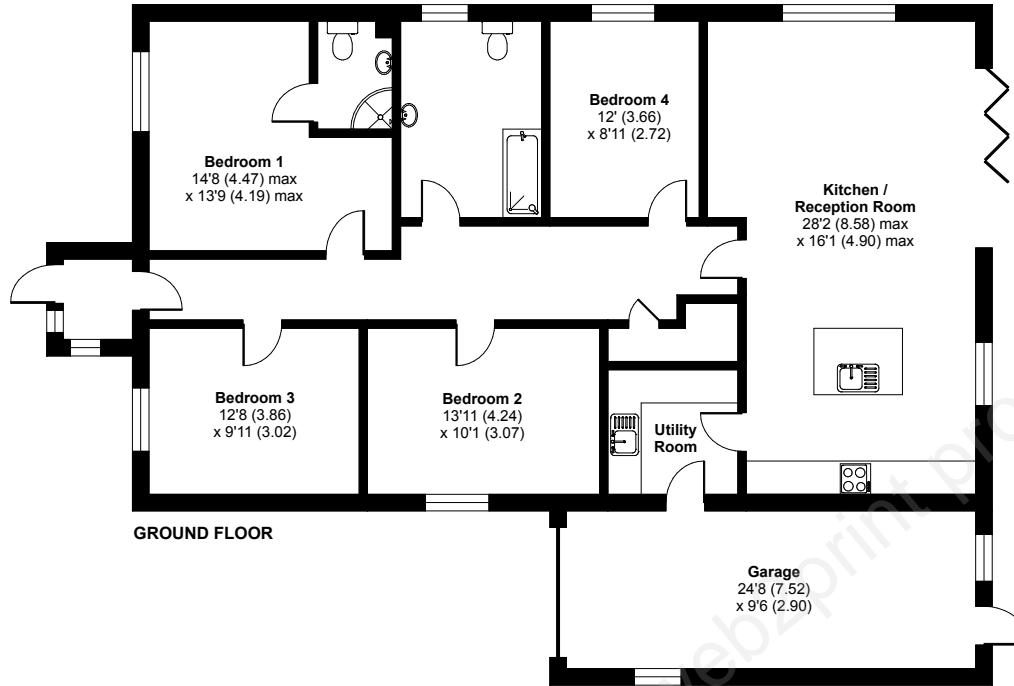
**VIEWING** Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 92 A      |
| 81-91 | B             | 83 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

# Field Lane, Hempnall, Norwich, NR15

Approximate Area = 1445 sq ft / 134.2 sq m  
Garage = 234 sq ft / 21.7 sq m  
Total = 1679 sq ft / 155.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Brown & Co. REF: 1080869

## IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated February 2024. Ref 054115

**Brown&Co**  
The Atrium | St George's Street | Norwich | NR3 1AB  
T 01603 629871  
E [norwich@brown-co.com](mailto:norwich@brown-co.com)

**BROWN & CO**

Property and Business Consultants