

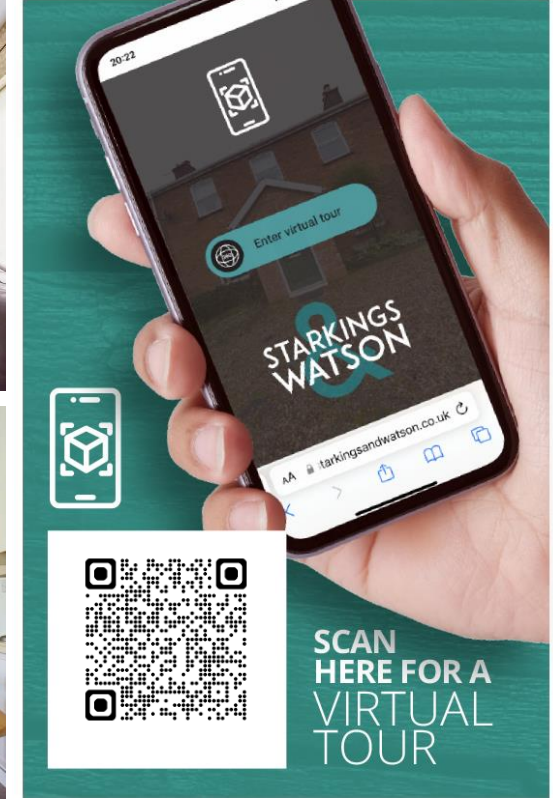
PEDHAM ROAD

# Hemblington, Norwich NR13 4QB

Freehold | Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01603 336556

# FOR SALE PROPERTY



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



- Extended, Modernised & Updated
- Detached Bungalow with Stunning Views
- Approx. 0.20 Acre Plot with Outbuildings
- Sitting Room with Wood Burner
- Kitchen/Breakfast Room
- Separate Utility Room
- Three Bedrooms
- En Suite & Family Bathroom

#### IN SUMMARY

This IMMACULATE and FULLY RENOVATED detached bungalow occupies a plot of some 0.20 ACRES (stms) with TRULY STUNNING TREE LINED VIEWS across the gardens. With EXTENSIVE WORKS completed to ensure a MODERN FUTURE PROOFED single storey and ready for modern living, the current vendors embarked on re-wiring, re-plumbing, new Klargest sewerage treatment plant and a NEW ROOF. EXTENDED to the side, updated and MODERNISED internally, the property is ready to move in, whilst the GARDENS are STUNNING and have been TRANSFORMED to incorporate a BEAUTIFUL PATIO AREA, garage, workshop with SHOWER ROOM and EXTENSIVE GRASS AREAS. Internally, the porch and hall lead to the SITTING ROOM with a feature WOODBURNER and SPACE TO DINE, whilst a door flows to the KITCHEN/BREAKFAST ROOM and UTILITY ROOM adjacent. THREE BEDROOMS lead off the hall with the MAIN BEDROOM incorporating an EN SUITE and DRESSING ROOM, with a family bathroom serving the remaining two.

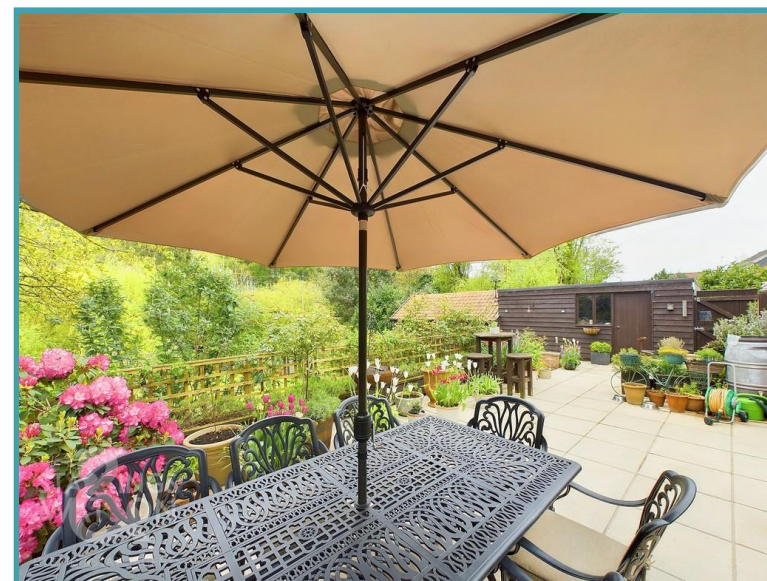
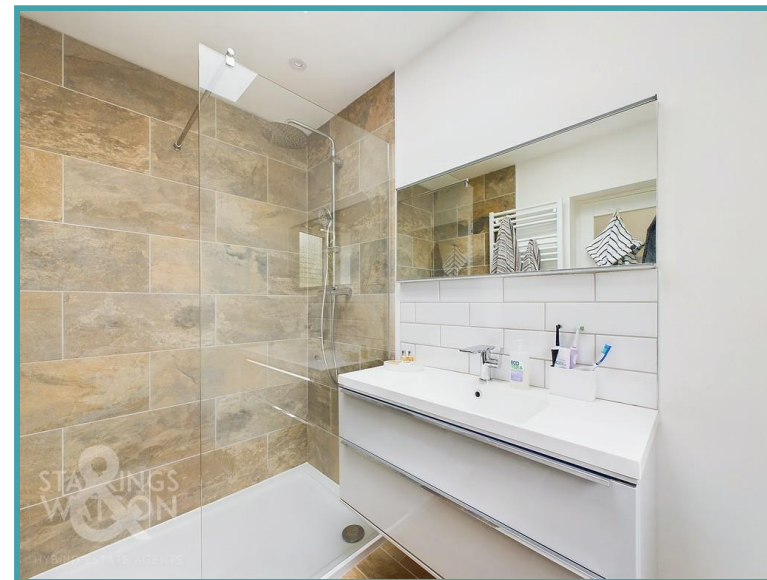
#### SETTING THE SCENE

Set back from the road with a block paved driveway, there is ample parking and turning space, leading to the

garage which is concealed to the side. Mature hedging enhances the green setting, with an area of lawn to the front.

#### THE GRAND TOUR

Heading inside, a porch entrance greets you, providing a practical space for coats and shoes, with a further door into the hall entrance. Wood effect flooring flows underfoot, with doors to the bedrooms and living space. Starting in the sitting room, a feature brick built fireplace creates a focal point with a cast iron woodburner and timber beam above. Wood effect flooring runs under foot, with two uPVC double glazed windows to front, and ample room for sitting and dining. A door takes you to the adjacent kitchen/breakfast room, with an L-shape arrangement of kitchen units, with space for an electric cooker. A cupboard offers storage, with room for a fridge freezer. The utility room sits beyond, with a further range of storage cupboards, space for a fridge freezer, dishwasher and washing machine - with wood effect flooring. The kitchen is open plan to the hall, where the bedroom accommodation leads off. The first bedroom faces to front and is an excellent sized double bedroom with a picture window to front. The main bedroom sits to the rear, with an open plan dressing room which has been fitted with a large full width wardrobe and a roof light above. An en suite also leads off, with contrasting tiled splash backs, useful storage under the sink and a rainfall shower. The third bedroom is currently used as a study and includes a built-in cupboard, whilst the family bathroom is adjacent with a shower over the bath, storage under the sink and a heated towel rail.



To arrange an accompanied viewing please call our  
Brundall Office on **01603 336556**



### THE GREAT OUTDOORS

The rear garden is something to behold. Having undergone extensive landscaping and groundwork's, steps lead down to a vast patio area which is perfect for alfresco dining and potted plants. The oil tank is screened to one end, whilst a slate topped and brick built log store sits adjacent. Steps lead down to the main garden, along with a ramp to make mobility and gardening easy. Gated access leads to the side, with a door into the garage - complete with power and light. Heading down the ramp, a useful workshop includes double doors to the side and a door to front, with a useful shower room internally - perfect for use after gardening or for dogs! The main garden is laid to grass, with mature planting, a vegetable patch, green house and various fruit trees including two eating apples and two Bramley apples. A stream runs at the end of the garden adding to the peaceful setting.

### 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 4QB

What3Words : ///husky.archive.pulsing

### VIRTUAL TOUR

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

### AGENTS NOTE

The property uses a private Klargester sewerage treatment plant.

**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:



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



Ground Floor Building 1

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.

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
 1082.02 ft<sup>2</sup>  
 100.52 m<sup>2</sup>

