

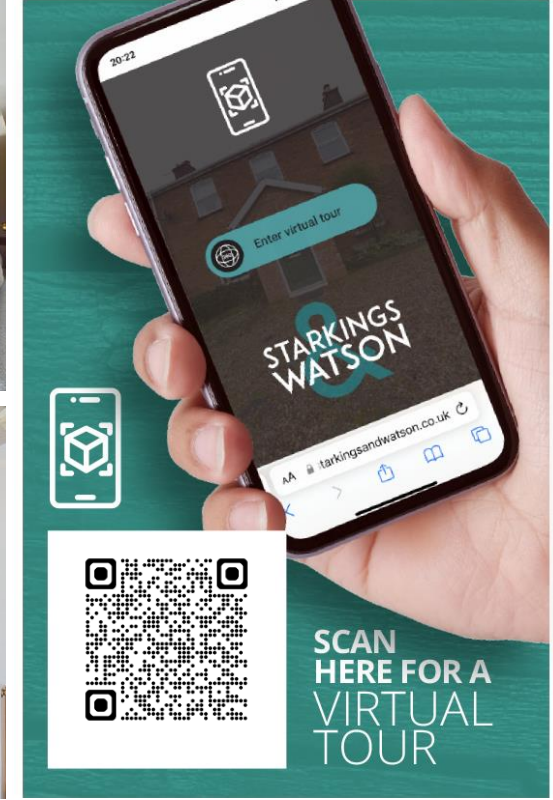
THE STREET

Hempnall, Norwich NR15 2AD

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01508 356456

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STARKINGS & WATSON

- Surprisingly Spacious Semi-Detached Cottage
- Sitting Room with Wood Burner
- L-Shaped Kitchen/Dining Room
- Ground Floor Shower Room
- Three Bedrooms
- En Suite to Main Bedroom
- Split Level Gardens
- Two Studio/Home Office Spaces

IN SUMMARY

This SPACIOUS semi-detached home extends to over 1180 Sq. ft (stms), boasting a MODERN and CHARACTERFUL FEEL. With a FLEXIBLE LAYOUT which includes TWO EXTERIOR HOME OFFICE/STUDIO SPACES, the interior is light and bright, whilst being presented in MOVE-IN CONDITION. The hall entrance leads to the 19' SITTING ROOM with a feature fireplace and WOOD BURNER, with a 21' L-SHAPED WRAP AROUND KITCHEN/DINING SPACE set under a part VAULTED CEILING, with a separate SHOWER ROOM beyond. Upstairs, THREE BEDROOMS lead off the landing, including the main bedroom with a VAULTED CEILING and exposed timber beams, with an EN SUITE bathroom. The rear GARDEN is SPLIT LEVEL including an area of lawn and RAISED timber decked SEATING.

SETTING THE SCENE

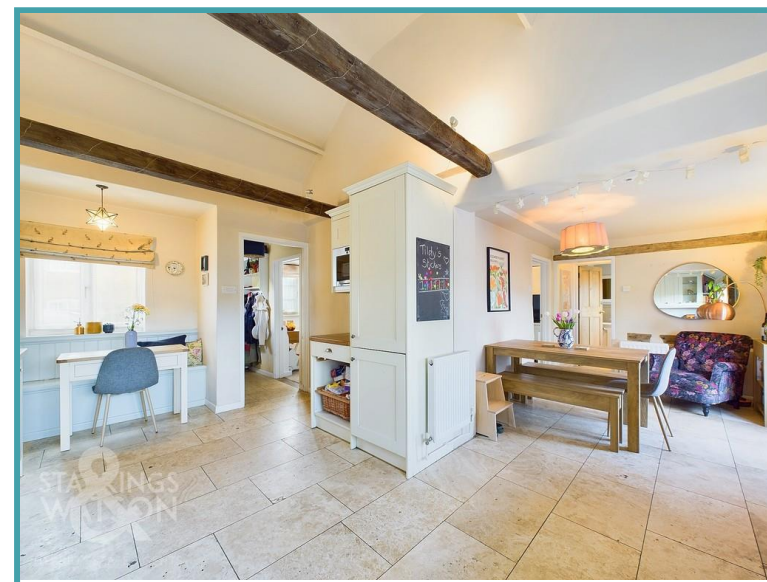
Fronting The Street, a car port parking space is provided to the front, leading to the integral garage and main entrance door. The Street is home to a mix of character homes, with the village school and shop close by.

THE GRAND TOUR

Stepping inside, the hall entrance offers space for coats and shoes whilst being tiled under foot. An opening leads to the kitchen, with a door to the sitting room. Focused on the exposed brick built fire place, an inset cast iron wood burner sits centrally, with a pamment tiled hearth and inset timber beam. Two windows face to front, with fitted carpet under foot, stairs to the first floor landing and a range of built-in storage. The kitchen wraps around the sitting room in an L-shape, siting under a vaulted ceiling with exposed timber beams. Tiled flooring runs under foot, with an L-shape of kitchen units, complete with a ceramic butler sink and space for a Range style gas cooker. French doors lead to the garden, with further exposed timber beams in the garden area, and space for a table. The shower room completes the property, with a three piece suite, tiled shower cubicle, timber panelling and storage under the sink. Upstairs, the three bedrooms lead off the landing - all with exposed timber beams and with fitted wardrobes to two of them. The vaulted ceiling with timber beams creates a feature to the main bedroom, with an en suite leading off, including a rolled top bath with mixer shower tap and timber panelling.

THE GREAT OUTDOORS

Heading outside, a split level garden can be found, starting with a timber decked seating area, with room for two spacious tables or a mix of soft furnishings and dining. Raised beds can be found alongside a winding pathway, where the lawned garden can be found, with steps leading to one of the studio spaces.



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The studio at the bottom of the garden is fully painted and finished with tiled flooring, a vaulted ceiling and two velux windows. The top home office is part of the main house, sitting to the rear of the garage. The garage includes an up and over door 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 : ///galloped.launcher.latest

VIRTUAL TOUR

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

AGENTS NOTE

The property backs onto the village primary school.

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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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^m
 1189.41 ft²
 110.5 m²

