



Nuttele Close,
Hempnall, South Norfolk.



Long Stratton - 4.4 miles
Bungay - 8.1 miles
Loddon - 19.5 miles
Norwich - 11.2 miles

A superb opportunity to purchase this deceptively spacious two bedroom bungalow enjoying a large corner plot located in the popular village of Hempnall. The property offers bright & spacious accommodation boasting two bedrooms, generous sitting room, modern shower room, family kitchen dining room and a conservatory. Set on a corner plot we find a vast parking area, double garage and generous gardens that enjoy field views. Viewing is



Property

Entering this delightful home via the front door we are welcomed by the entrance hall which leads to all of the main accommodation. Set to the front of the property we find the first of our bedrooms overlooking the frontage whilst adjacent we step into the delightful sitting room, a large picture window fills the room with natural light whilst a feature fireplace offers a warming focal point. Back in the hall we find the modern shower room which offers a corner shower whilst we find the wash basin and w/c set to an attractive vanity unit. On the opposite side of the hall we find the master bedroom fitted with a superb range of wardrobes that offer excellent storage. The room offers comfortable space for a king size bed. At the head of the hall we step into the kitchen dining room which has become the hub of this home. This impressive room enjoys a view of the rear gardens and opens to the sun room which further extends the entertaining space. The kitchen itself is fitted with a range of wall and base units with the sink set below a window looking onto the rear gardens. A fitted oven, hob and extractor feature whilst space is made for the kitchen appliances.







Outside

Approaching the property via Nuttele Close we arrive at the head of this quiet cul-de-sac and find the property set to the right. The extensive driveway is set to the front and side of the bungalow and follows the line of this large corner plot, the driveway is laid to an attractive brick weave and leads to the double garage which boasts an electric double width roller door. and provides a superb working and storage space. A wrought iron gate to the side opens to the rear garden and our front door is set to the side of the bungalow. At the rear we find an extensive formal garden which leads from the conservatory. The garden is framed with a range of planted beds and enclosed by timber fencing. Passing the rose arch a gate opens to the second section of garden formally a kitchen garden area now laid to lawn with a large timber shed and greenhouse in situ. From here we enjoy far reaching field views.

Location

Nuttele Close is located in the popular South Norfolk village of Hempnall which provides a primary school, village shop & post office, church and active community. The attractive market towns of Bungay & Long Stratton are a short drive and provide numerous shops, schools and all other essential amenities which may be needed. The Cathedral City of Norwich lies approximately 12 miles to the north with a mainline rail service to London Liverpool Street (approx 1hr 54 mins) and an expanding airport on the north side of the city with international flights. Southwold and the unspoilt Suffolk coastline is within an easy driving distance of 24 miles.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Mains Electricity.
Mains Water. Mains Drainage.
Gas Fired Boiler Central Heating & Hot Water System.
Energy Rating: TBC

Local Authority:

South Norfolk Council
Tax Band: B
Postcode: NR15 2NA

Tenure

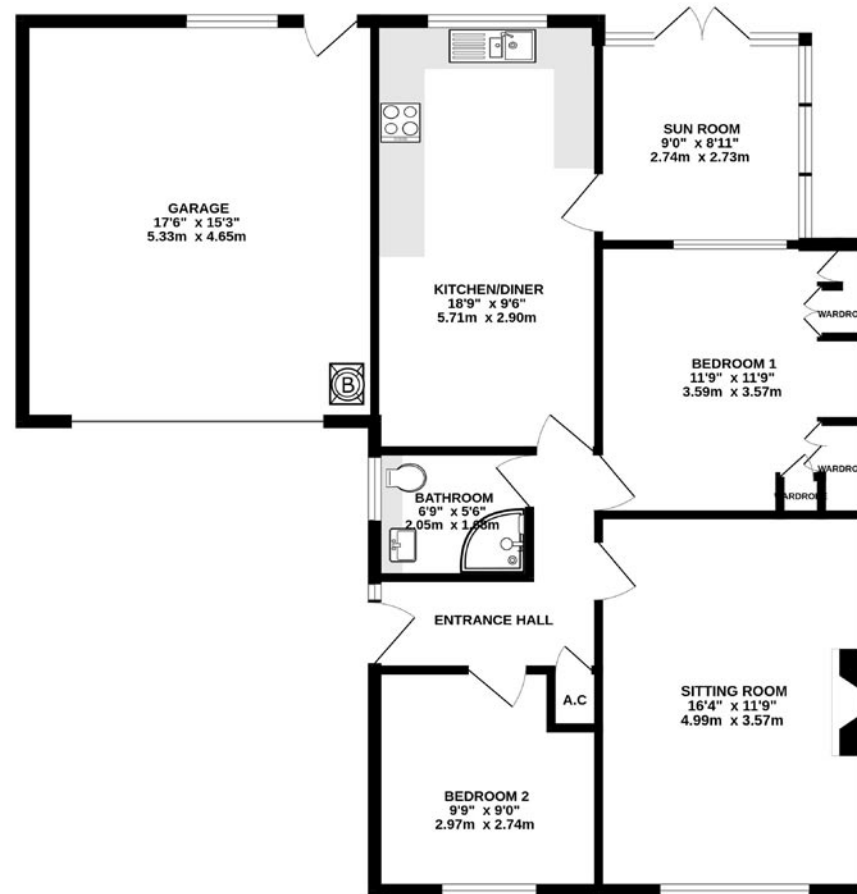
Vacant possession of the freehold will be given upon completion.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £270,000

GROUND FLOOR
1041 sq.ft. (96.7 sq.m.) approx.



To arrange a viewing, please call 01986 888160

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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