



Broaden Lane, Hempnall - NR15 2LU

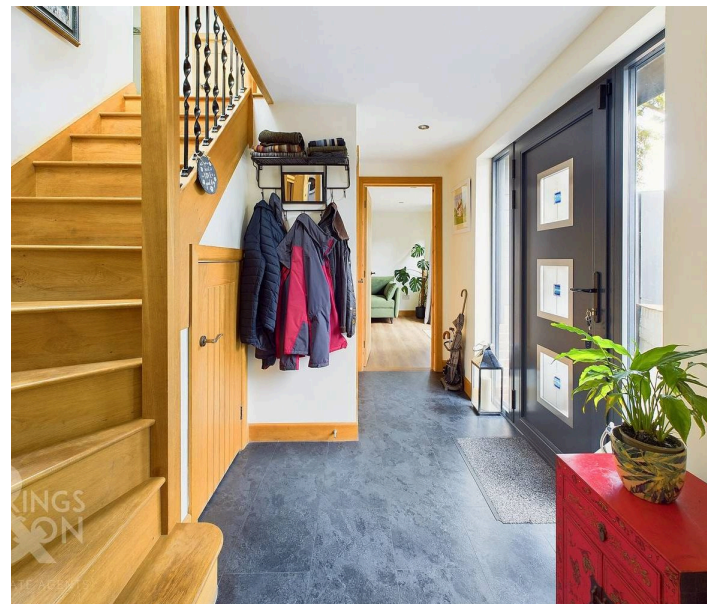
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Broaden Lane Hempnall, Norwich

This 1700's DETACHED COTTAGE has been LOVINGLY MODERNISED and EXTENDED, retaining its CHARM and CHARACTER, making an ideal HOME which incorporates OUTSIDE LIVING in the summer months. With a 0.20 ACRE PLOT (stms) which wraps around the property from its grand GATED ENTRANCE, encompassing various OUTBUILDINGS including a HOME OFFICE with W.C. With ELECTRICAL, PLUMBING and ROOFING WORKS completed, some 1345 Sq. ft (stms) of accommodation can be found in IMMACULATE CONDITION. The hall entrance includes access to the 25' OPEN PLAN SITTING/DINING ROOM centred around the DOUBLE SIDED FEATURE CHIMNEY, with an open plan aspect to the 24' OPEN PLAN KITCHEN/FAMILY ROOM. Sitting under a VAULTED CEILING with BI-FOLDING DOORS to the rear, a CENTRAL ISLAND in the kitchen makes this room the hub of the home, whilst the UTILITY ROOM extends the storage space. Three bedrooms can be found across both floors, with a FAMILY BATHROOM and SHOWER ROOM. The landing also offers a STUDY SPACE.



Council Tax band: D
Tenure: Freehold
EPC Energy Efficiency Rating: F

- Extended & Modernised Character Cottage
- Approx. 0.20 Acre Plot (stms)
- Open Plan Living
- Sitting/Dining Room with Dual Sided Wood Burner
- Kitchen with Island & Bi-folding Doors to Rear
- Three Bedrooms & Study Area
- Exterior Home Office & Outbuildings
- Wrap Around Garden with Private Patio

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.

SETTING THE SCENE

Sitting behind a brick pillared entrance with a timber fire bar gate, there is ample parking and turning space, along with access to the various outbuildings. A large timber garage/workshop sits to one corner, with a lean-to shed, whilst the car port offers parking. The home office building enjoys a light and bright feel, with a useful W.C. Steps lead down from the parking to a courtyard seating area, and the main entrance.

THE GRAND TOUR

The hall entrance is adorned with oak wood finishes including the central stairs with storage below, whilst tiled effect flooring runs under foot, with under floor heating. Doors lead off including a ground floor bedroom/study, complete with wood effect flooring and French doors to the courtyard garden.





Lower Croft Broaden Lane

Hempnall, Norwich

Sitting adjacent, a luxury shower room is complete with Aqua board splash backs and a rainfall shower, whilst a vanity sink unit includes storage and a heated towel rail. The main living space is open plan, but split into three key sections. The older part of the house includes the formal sitting room with exposed timber beams and a feature double sided fire place with an inset cast iron wood burner. Double glazed windows face to the side and rear, with a door also leading out, whilst stripped wood flooring runs under foot and continues into the adjacent dining room. Also centred on the feature fire place, a window faces to rear, and an opening takes you into the more modern kitchen/family room. Sitting under a vaulted ceiling with exposed timber apices, and a glazed apex to the far end, this light and bright room merges functional kitchen space with open plan living - whilst enjoying the garden through the rear facing bi-folding doors. The kitchen includes several runs of storage, with space for a gas fired Range style cooker, with the central island incorporating solid wood work surface as an ideal breakfast bar. An integrated dishwasher and wine cooler allow for easy living. The adjacent utility room extends the kitchen storage, with space for general white goods, with further built-in storage, wood effect flooring and dual aspect windows. Heading upstairs, the landing creates an ideal study or occasional bedroom space, with its attractive vaulted ceiling and central window which sits between handcrafted storage. Two double bedrooms lead off, including the main bedroom, with extensive bespoke wardrobe storage, and the second bedroom with a double wardrobe. Completing the property is the period style bathroom, with attractive splash backs, rolled top bath with a rainfall shower, and storage under the sink.

FIND US

Postcode : NR15 2LU

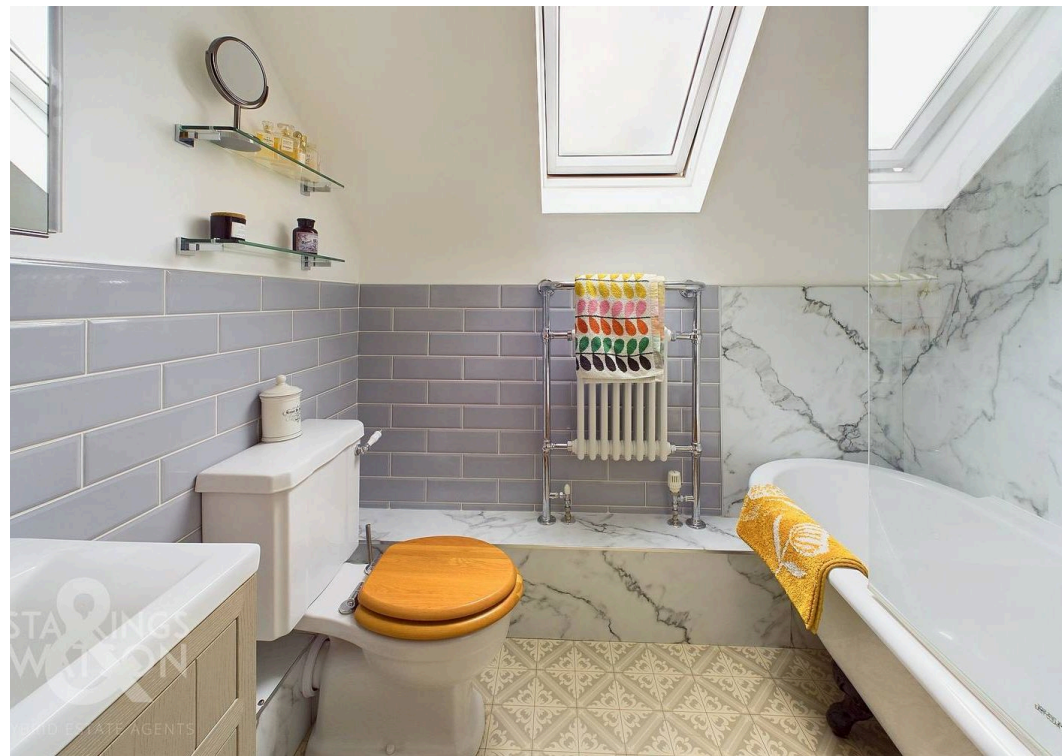
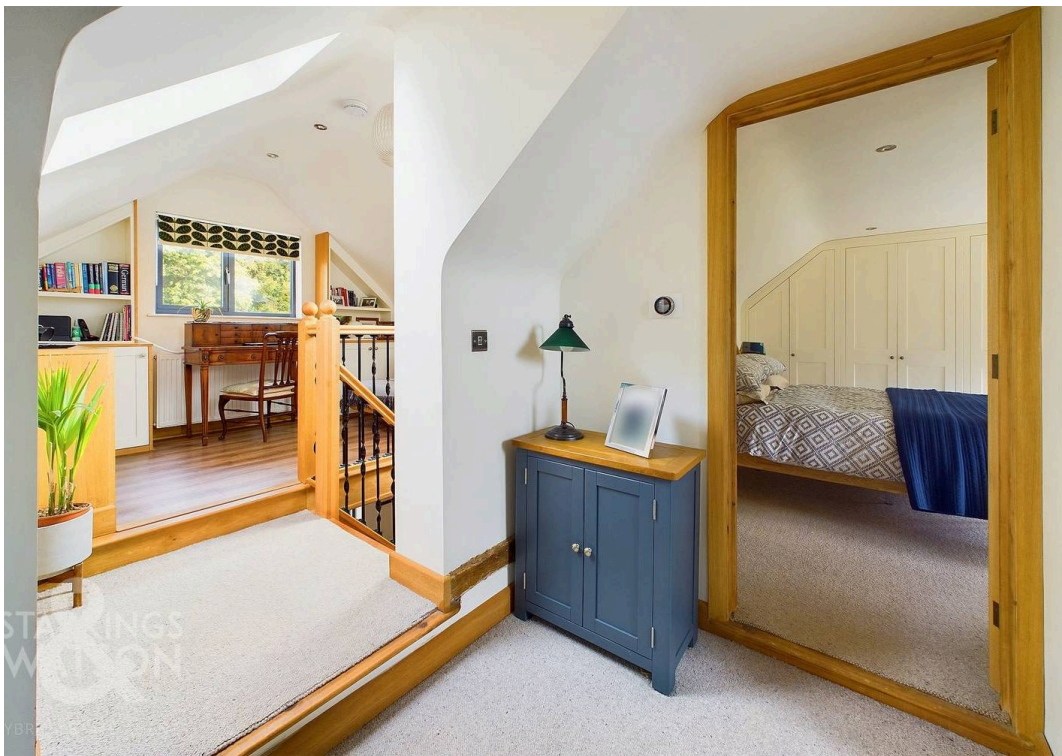
What3Words : ///blitz.obstruction.doghouse

VIRTUAL TOUR

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

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AGENTS NOTE

The property utilises a pumped sewerage system.

Garden

THE GREAT OUTDOORS The rear garden has been meticulously designed to incorporate various rooms and sections within the garden. Providing a large lawned area to one side, a beautifully laid patio wraps around the kitchen/family room, creating a private and secluded seating area. Extensive planting can be found throughout the garden, with a cottage style garden incorporating planted beds, box hedging and shingled walk-ways.



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Enter virtual tour

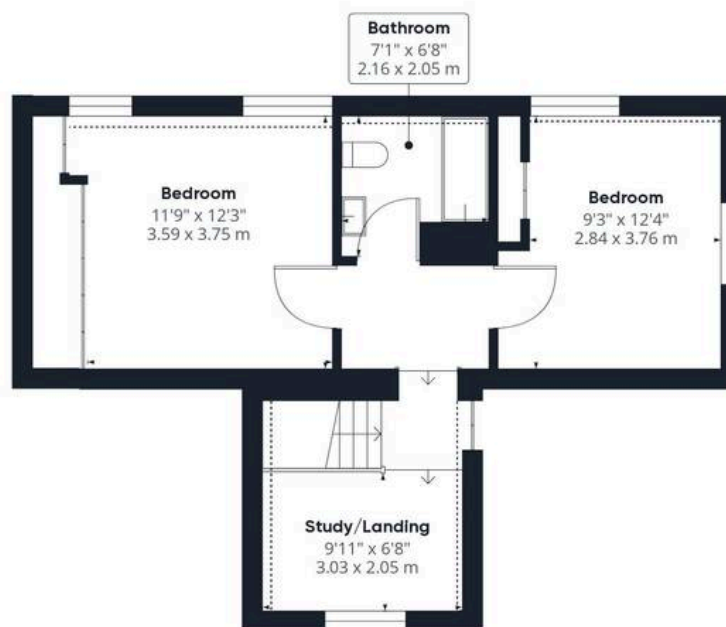
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1345.27 ft²
124.98 m²

Reduced headroom

236.48 ft²
2.04 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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