



Willow Drive, Hempnall - NR15 2QF



Willow Drive

Hempnall, Norwich

40% SHARED OWNERSHIP PROPERTY. This MODERN, high specification SEMI-DETACHED HOME offers an exceptional opportunity for buyers seeking a COST EFFECTIVE chance to PURCHASE their own home. Situated in a popular residential location, with approximately 860 Sq.ft (stms) of WELL PLANNED ACCOMMODATION, the house is designed for contemporary living. The welcoming HALL ENTRANCE features a convenient W.C, leading into a spacious 14' DUAL ASPECT SITTING ROOM that is filled with natural light. The heart of the home is the impressive 16' KITCHEN/DINING ROOM, which is fitted to a high standard including COOKING APPLIANCES, and includes FRENCH DOORS opening directly onto the rear garden. Upstairs, THREE well-proportioned BEDROOMS provide ample space for families or professionals alike, along with the FAMILY BATHROOM which includes a SHOWER. The wraparound GARDENS offer plenty of space for relaxation and entertaining - directly accessible from the kitchen via French doors. A large full-width PATIO provides the ideal setting for alfresco dining or summer gatherings.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



- 40% Shared Ownership Home
- Modern High Specification Semi-Detached Home
- Approx. 860 Sq. ft (stms) of Accommodation
- Hall Entrance with W.C
- 14' Dual Aspect Sitting Room
- 16' Kitchen/Dining Room with French Doors to Rear
- Three Bedrooms
- Wrap Around Gardens & Shingle Driveway

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

Occupying a corner plot with planted lawned gardens to front, a hard standing footpath takes you to the main entrance door, whilst an adjacent shingle driveway offers ample off road parking with gated access to the rear garden.



THE GRAND TOUR

Stepping inside, the hall entrance is finished with wood flooring underfoot, whilst stairs rise to the first floor landing and a useful ground floor W.C can be found to the left hand side - finished with a white two piece suite with tiled splash-backs. The main sitting room enjoys dual aspect views to the front and side with continued wood effect flooring, and double doors opening up to the kitchen/dining room stretching across the rear of the property. This spacious room offers a u-shaped arrangement of wall and base level units with integrated cooking appliances including an inset electric ceramic hob and built-in electric oven with stainless steel splash-back, matching up-stands and tiled splash-backs creating a breakfast bar. The work surface forms part of the u-shape with space for a fridge freezer and washing machine. Tiled effect flooring flows underfoot, with a window and set of French doors leading to the rear.

Heading upstairs, the carpeted landing leads to three bedrooms - all of which are finished with fitted carpet and uPVC double glazing. The main bedroom includes a loft access hatch above. The family bathroom includes a built-in airing cupboard with a white three piece suite offering a thermostatically controlled shower and mixer tap over the bath, with a glazed shower screen, heated towel rail and wood effect flooring.

FIND US

Postcode : NR15 2QF

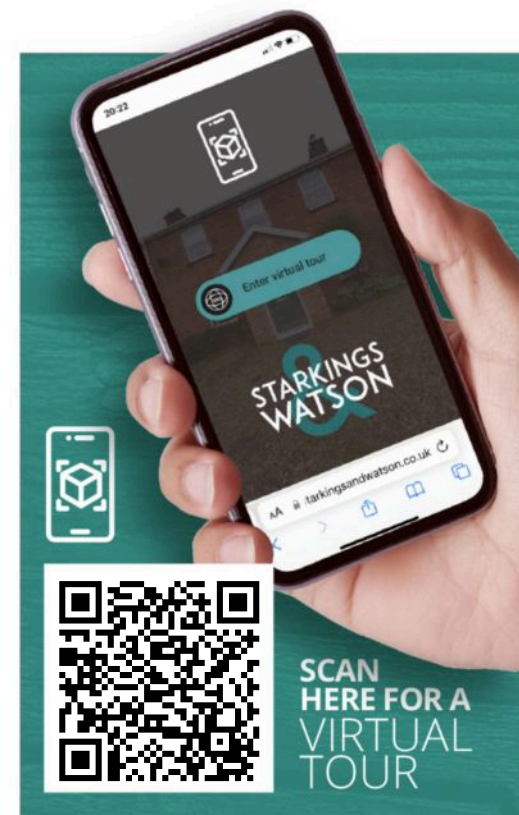
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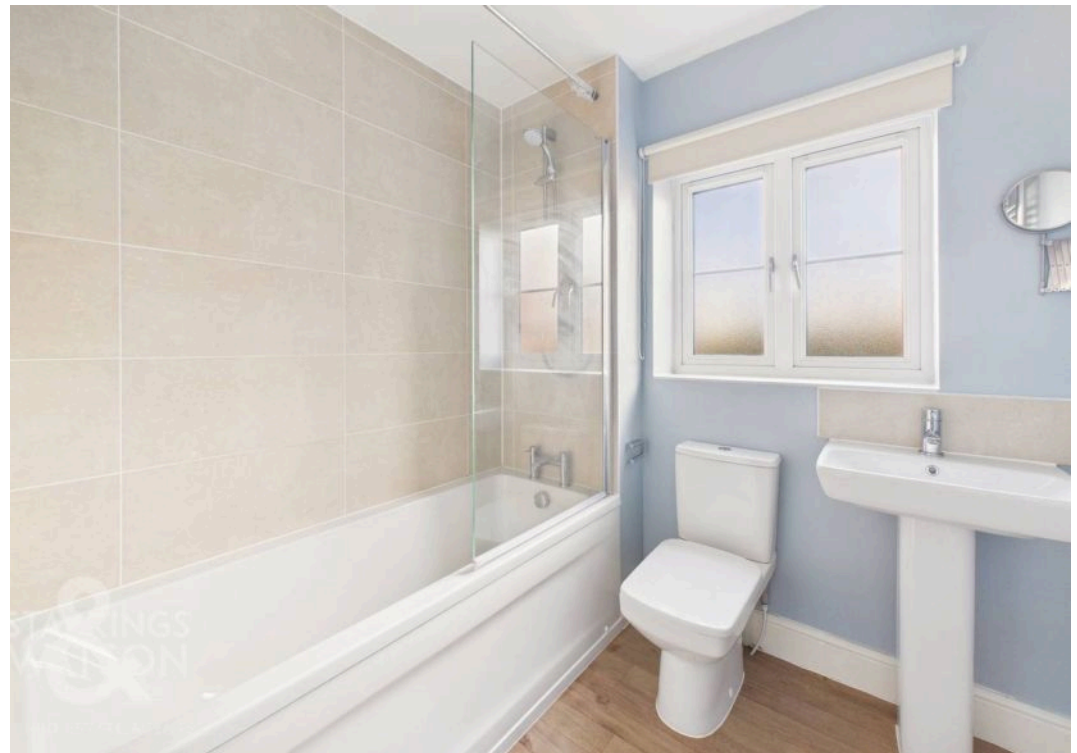
VIRTUAL TOUR

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

AGENTS NOTES

The property is offered on a 40% share of freehold basis. The remaining share is rented at £481.71 PCM, along with approximately £41.17 PCM charge for buildings insurance and grounds maintenance. There is an option to staircase up to 80% in the future.



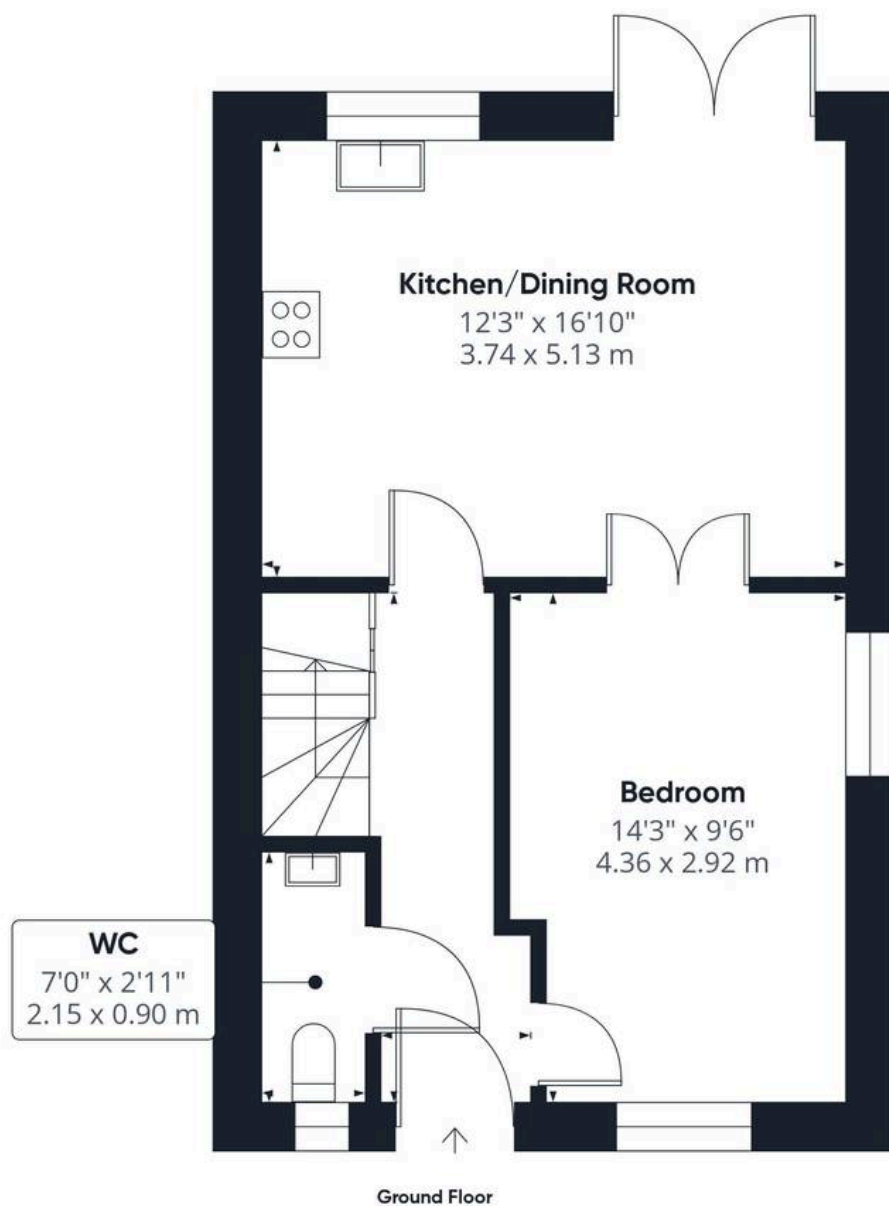




THE GREAT OUTDOORS

The property enjoys wraparound gardens including a large full width patio leading from the kitchen French doors. Enclosed within timber panel fencing, various raised flower and shrub borders can be found, with the side garden continuing to include a storage shed and timber built summer house. Gated access leads to the front garden, with potential existing to reinstate an area of lawn if required.





Approximate total area⁽¹⁾

860 ft²

79.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

2A Shotesham Road, Poringland - NR14 7LE

01508 356456 • poringland@starkingsandwatson.co.uk • starkingsandwatson.co.uk

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