



Cuttons Corner, Hemblington - NR13 4PS



Cuttons Corner

Hemblington, Norwich

This EXTENSIVELY MODERNISED and IMMACULATE detached bungalow is set in a peaceful RURAL VILLAGE, offering a superb blend of contemporary living and countryside charm. The property provides approximately 1,266 sq. ft (stms) of THOUGHTFULLY ARRANGED ACCOMMODATION, beginning with a wide and WELCOMING HALL ENTRANCE that leads through to a spacious 16' SITTING ROOM, perfect for relaxing or entertaining guests. The heart of the home is the IMPRESSIVE 19' KITCHEN/DINING ROOM, which is fitted with modern units and features STRIKING BU-FOLDING DOORS that open directly onto the rear garden. A separate UTILITY ROOM offers space for white goods. There are up to THREE WELL-PROPORTIONED BEDROOMS, including a principal suite with a contemporary EN SUITE SHOWER ROOM, while a STYLISH FAMILY BATHROOM serves the remaining bedrooms. The layout is FLEXIBLE, offering the option to use one bedroom as a HOME OFFICE or SNUG if desired.



The FULL RENOVATION WORKS have included a replacement ELECTRIC FUSE BOX, 2024 installed WINDOWS and DOORS, replacement RADIATORS, INSULATION, PLASTERING, FLOORING and DECORATING. Ample off-road PARKING is provided on the generous driveway, which leads to a detached DOUBLE GARAGE. The great outdoors can be fully enjoyed in the property's PRIVATE, NON-OVERLOOKED REAR ASPECT. Mainly laid to lawn, the garden is perfect for families or those who love to entertain, with a raised patio seating area extending from the kitchen's bi-folding doors, creating a seamless indoor-outdoor flow.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:TBC

- Modernised Detached Bungalow
- Rural Village Setting with Ample Off Road Parking & Double Garage
- Approx. 1266 Sq. ft (stms) of Accommodation
- 19' Kitchen/Dining Room with Bi-Folding Doors to Rear
- Wide & Welcoming Hall Entrance with a 16' Sitting Room
- Up to Three Bedrooms
- Contemporary En Suite & Family Bathroom
- Enclosed Non-Overlooked Gardens



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.

SETTING THE SCENE

Set back from the road and screened behind mature hedging, a shingle driveway opens up, providing parking and turning space, with access to the main bungalow, gated front garden and detached garage.

THE GRAND TOUR

Heading inside, the hall entrance offers a wide and spacious meet and greet space, with a built-in double storage cupboard and doors leading to the bedroom and living accommodation. The main sitting room sits to your right hand side offering an attractive decor with triple aspect views to front and side, with a feature fireplace and wood effect flooring underfoot. Glazed double doors flow seamlessly into the adjacent kitchen/dining room - creating the hub of the home and enjoying a light and bright aspect with garden views. This open plan room offers ample space for soft furnishings and a dining table, with wood effect flooring flowing underfoot. The kitchen itself offers an extensive range of built-in storage with an inset ceramic butler sink with quartz work surfaces. Integrated appliances include an inset electric ceramic hob with stainless steel splash-back and extractor fan, built-in eye level electric oven and microwave combination, with a fridge freezer and dishwasher. Bi-folding doors open up to the garden whilst a door takes you to a convenient and useful utility room, with further storage space and room for general white goods along with the floor standing oil fired central heating boiler. The ideal guest double bedroom or home office leads off, with dual aspect views to front and side and fitted carpet underfoot.

The two main bedrooms lead off the hall entrance including the main principal room which sits to the rear, enjoying garden views with fitted carpet underfoot and a door to a private ensuite shower room. With a contemporary white three piece suite including a hand wash basin with storage units below, a large walk-in double shower cubicle with herringbone style aqua-board splash-backs creates a focal point into the room, with a twin head thermostatically controlled rainfall shower. The front bedroom overlooks the lane and is served by the adjacent family bathroom which is equally impressive with a white four piece suite including a panelled bath with mixer shower tap, storage under the hand-wash basin, corner shower cubicle and electric shower.

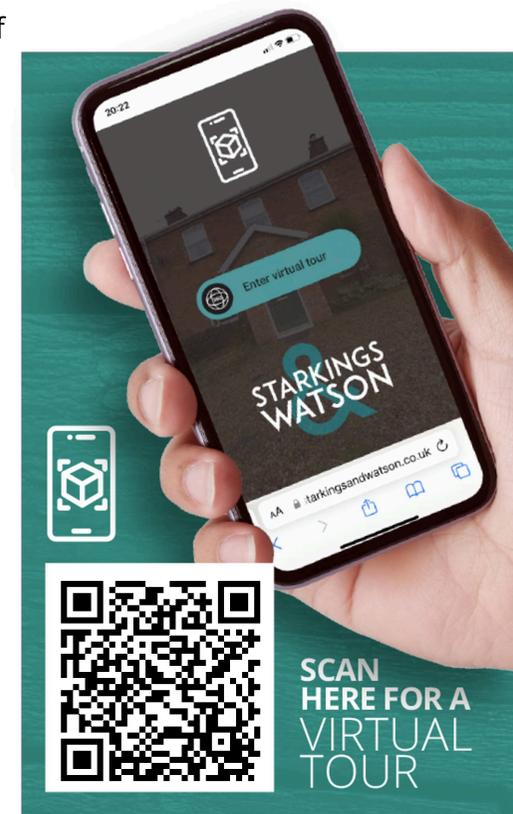
FIND US

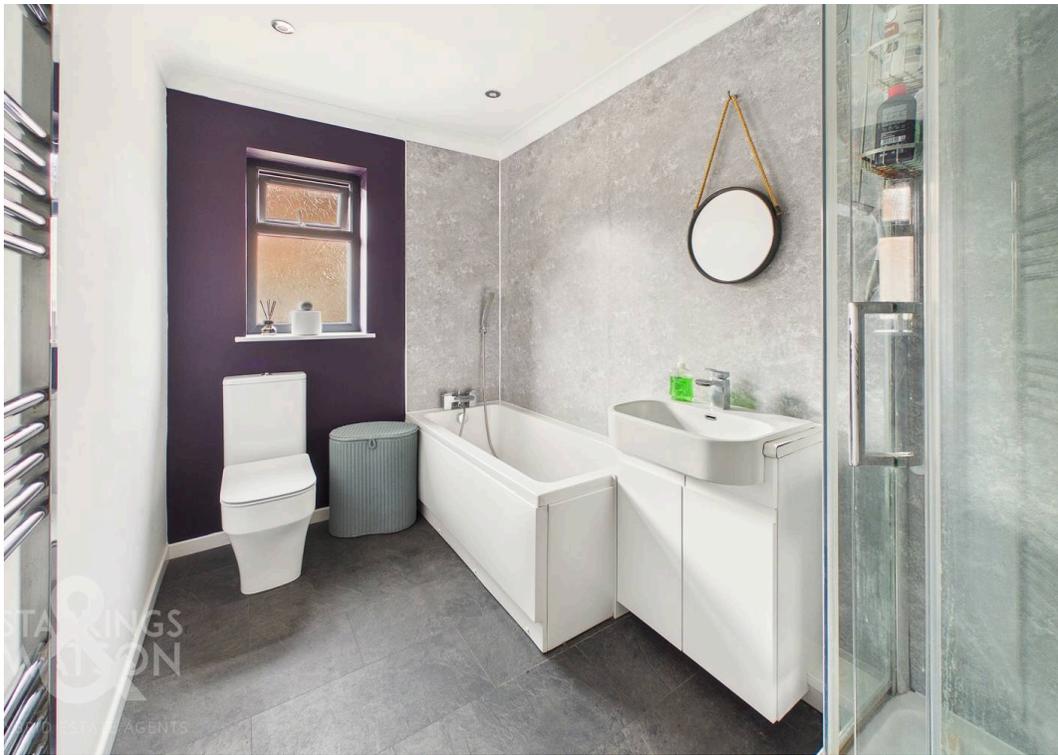
Postcode : NR13 4PS

What3Words : ///adjuster.nutty.against

VIRTUAL TOUR

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



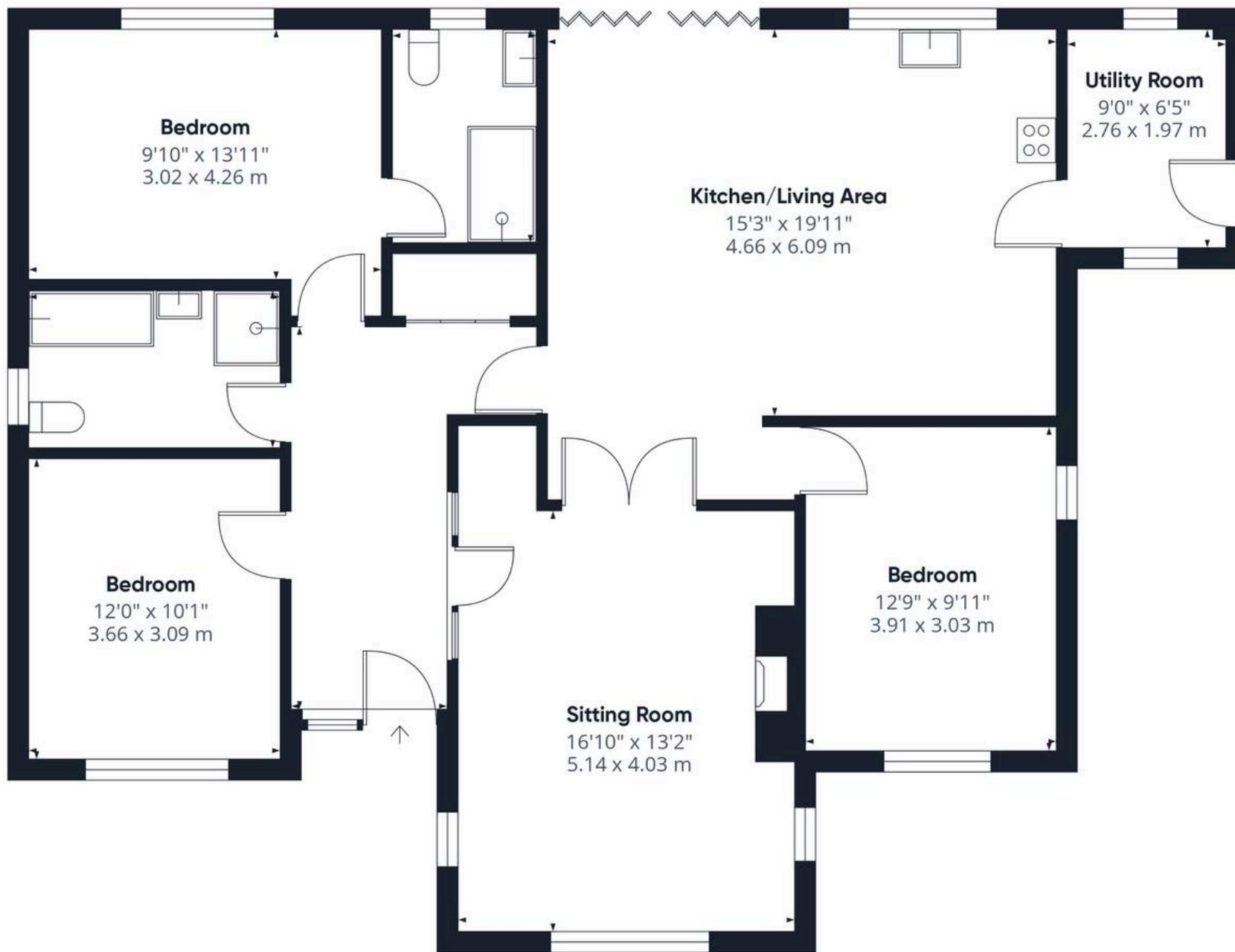




THE GREAT OUTDOORS

Heading outside, the rear garden offers a private non-overlooked aspect, whilst being mainly laid to lawn and including a raised patio seating area which extends from the kitchen bi-folding doors. A further shingle seating area and two opposite patios enable you to chase the sun during the summer months, whilst gated access leads to the driveway, providing access to the oil tank. The detached double garage offers an up and over door to front, with storage above, window to rear, power and lighting.





Ground Floor Building 1

Approximate total area⁽¹⁾

1266 ft²

117.7 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

2 Cucumber Lane, Brundall - NR13 5QY

01603 336556 • brundall@starkingsandwatson.co.uk • <http://starkingsandwatson.co.uk>

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.