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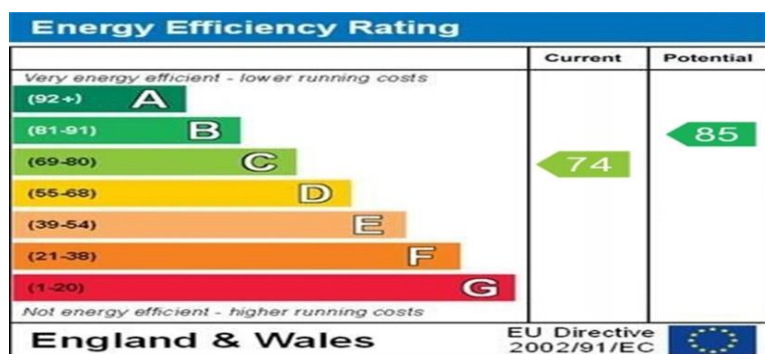
Cuttons Corner, Hemblington, Norwich  
Guide Price: £349,950 | Ref:382836

This stunning former chapel conversion is situated in the highly desirable rural village of Hemblington. Completed to a high standard, the property offers open plan living space, with vaulted ceilings and exposed timber beams. From its newly painted facade, what lies within is a spacious family friendly home with French doors leading to the landscaped and lawned rear garden. Accommodation comprises entrance porch, open plan sitting/dining room with feature wood burner, and adjacent fitted kitchen and central island with integrated appliances, three bedrooms, two of which offer en-suite shower rooms, and further family bathroom with free standing double ended bath. Gated off road parking can be found to the side, which opens up to the garden and storage area.

The Village of Hemblington is located within walking distance of Blofield Heath. The Broadland Village of Blofield is situated East of the Cathedral City of Norwich. The Village provides good transport links via both the Brundall and Lingwood railway stations along with regular buses travelling to both Norwich and Great Yarmouth. The Village itself offers a wide range of amenities including a village school, local shops, garden centre and an Indian restaurant. Blofield is conveniently located close to the Norfolk Broads and its extensive range of Leisure and Boating activities.

### DIRECTIONS

Leave Norwich on the A47 heading toward Great Yarmouth. Continue straight over the Brundall roundabout taking the next left signposted Blofield Heath. At the t-junction turn right onto Shacks Lane, continue along this road which becomes Woodbastwick Road. Turn right onto Mill Road. At the end of the road turn right onto Ranworth Road and first left onto Cuttons Corner where you will find the property located on your left hand side.



### Frequently Asked Questions

**Council Tax Band : Unconfirmed**  
**Heating System : Gas Fired**  
**Year of Construction : Unconfirmed**  
**Type of Windows : Double Glazed**

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### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

The property is approached via a part hard-standing and shingled driveway with timber gated access and further hard-standing off-road parking to front. The main driveway is situated behind the timber gates which in turn opens up to the main lawned rear garden.

Part glazed entrance door to:

#### **ENTRANCE HALL**

Slate tiled flooring, cast iron style radiator, smooth high level ceiling with recessed spotlighting, doors to:

#### **FAMILY BATHROOM**

Luxury three piece suite comprising low level W.C., pedestal hand-wash basin, free-standing double ended bath with mixer shower tap, tiled splash-backs, continued slate tiled flooring, heated towel rail, sash style obscure double glazed window to rear, high level smooth ceiling with recessed spotlighting and extractor fan, loft access hatch.

#### **SITTING/DINING ROOM WITH OPEN PLAN KITCHEN**

*7.72m (25' 4") x 6.32m (20' 9")*

The true heart of this home is the open plan reception space with adjacent kitchen which is situated under a vaulted smooth ceiling with exposed timber beams and recessed spotlights. A feature cast iron wood burner is situated to one corner with a slate tiled hearth whilst engineered oak wood flooring can be found underfoot. The main reception space offers cast iron style radiators x3, high level wall mounted television point, double glazed sash window to front x2, sash style double glazed window to rear, double glazed French doors to rear, wall lighting and space for dining table. The kitchen offers a modern fitted range of wall and base level units with solid wood work surfaces and central island with inset stainless steel sink with mixer tap over, space for 'Range-style' gas cooker with extractor fan and splash-back over, integrated dishwasher, fridge/freezer, washing machine and tumble dryer, tiled splash-backs, under cupboard lighting, plinth level heater, door to:

#### **INNER HALLWAY**

Fitted carpet, radiator, light tubes x2, smooth ceiling with recessed spotlighting and loft access hatch, doors to:

#### **BEDROOM**

*3.02m (9' 11") x 2.11m (6' 11")*

Fitted carpet, radiator, sash style double glazed window to front, television and telephone point, smooth ceiling.

#### **DOUBLE BEDROOM**

*3.1m (10' 2") x 2.97m (9' 9")*

Fitted carpet, radiator, sash style double glazed window to side, television point, smooth ceiling, door to:

#### **EN-SUITE**

Modern white three piece suite comprising low level W.C., pedestal hand-wash basin with mixer tap over, shower cubicle with electric shower, tiled splash-backs, travertine tiled flooring, obscure glazed window to side, smooth ceiling with recessed spotlighting and extractor fan, heated towel rail.

#### **MASTER BEDROOM**

*3.63m (11' 11") x 3.28m (10' 9")*

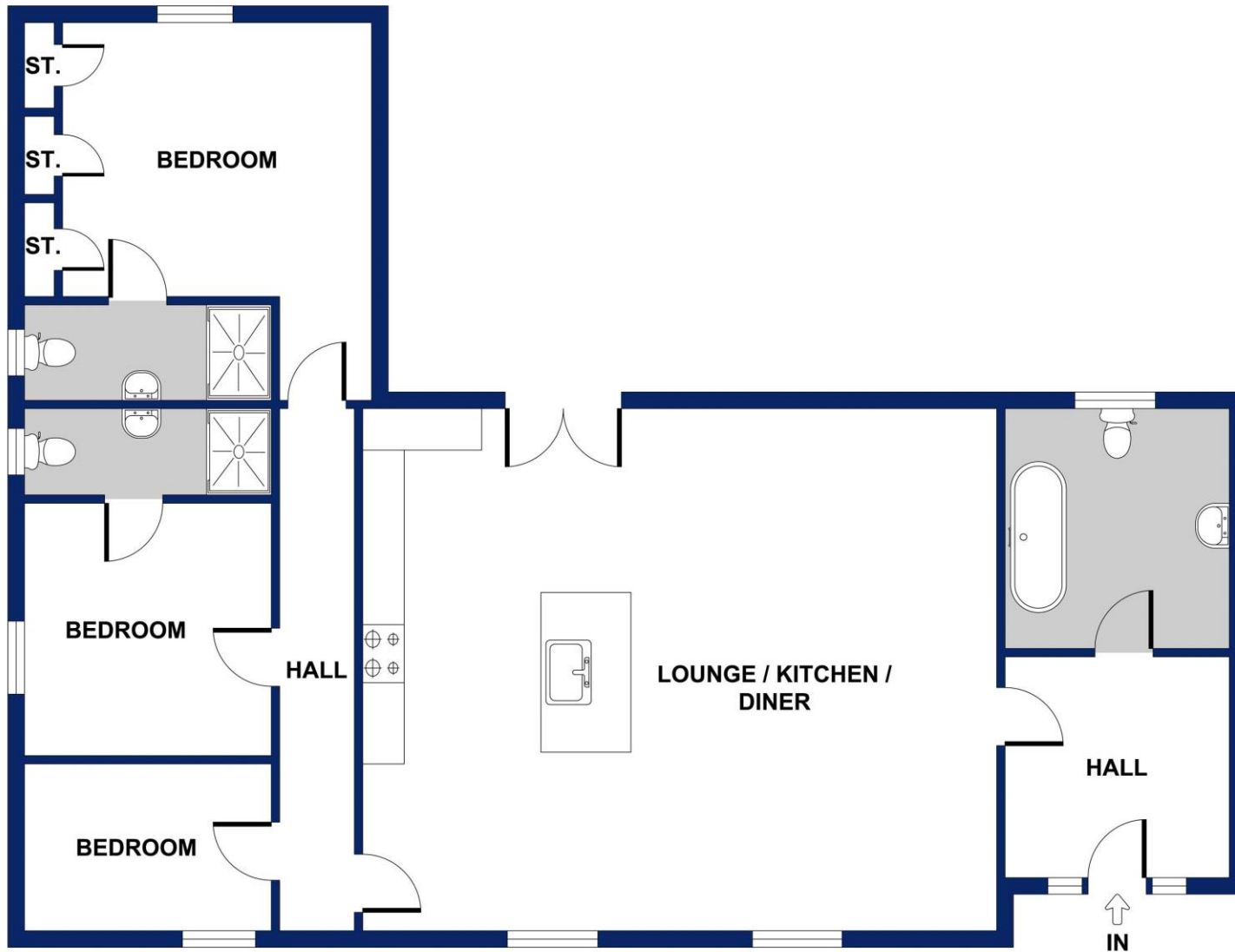
Fitted carpet, radiator, double glazed sash window to rear, television point, twin built in single wardrobes with storage cupboards above, built in airing cupboard housing wall mounted gas fired central heating boiler, timer controls, electric fuse box, smooth ceiling, door to:

#### **EN-SUITE**

Modern white three piece suite comprising low level W.C., pedestal hand-wash basin with mixer tap over, double shower cubicle with thermostatically controlled shower, tiled splash-backs, travertine tiled flooring, heated towel rail, obscure double glazed window to rear, smooth ceiling with recessed spotlighting and extractor fan, shaver point.

#### **OUTSIDE REAR**

Leading from the main reception room a hard-standing courtyard style garden can be found providing the perfect space for entertaining and alfresco dining. A central flower bed adds a high degree of colour whilst an open aspect leads to the main lawned garden which in turn opens up to the adjacent shingled driveway. The garden is enclosed with mature hedging and timber panelled fencing whilst offering a large storage shed and further raised patio area to the rear. The garden boasts a bright and sunny aspect with a high degree of privacy with huge potential to further landscape if required.



Total approx area:  
104 sq. m  
1119 sq. ft.









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