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Wood View, Pedham Road, Hemblington, Norfolk, NR13 4QB

Wood View is a versatile family home consisting of a four bedroom detached residence with a detached two bedroom annexe, ideal for multi-generational living, nestled in the village of Hemblington, a short distance from Blofield Heath. Nearby amenities include a convenience store and post office, a primary school, Indian Restaurant and a community centre. Further amenities can be found in the neighbouring towns of Blofield and Brundall which sit approximately three miles south.

Boasting a tranquil, countryside setting, Wood View sits elegantly at the centre of its plot. The property enjoys lawned gardens to both the front and rear, framed by mature flower beds, a charming summer house overlooking the back garden, and numerous paved seating areas perfect for alfresco dining and entertaining family and friends. Nestled discreetly at the rear of the plot, the annexe is screened from the main house and features its own private garden and independent access. Additional benefits include two dedicated parking areas—one serving the annexe and one for the main residence.





- DETACHED FAMILY HOME
- RURAL VILLAGE LOCATION
- IDEAL FOR MULTI-GENERATIONAL LIVING

- WELL STOCKED GARDENS WITH SEATING AREAS
- OFF-ROAD PARKING FOR BOTH HOUSE & ANNEXE
- APPROXIMATELY THREE MILES TO BLOFIELD & BRUNDALL

- FOUR BEDROOM HOUSE WITH TWO BEDROOM ANNEXE
- PRINCIPLE SUITE WITH DRESSING ROOM, EN-SUITE AND BALCONY
- ACCOMMODATION OVER TWO-THOUSAND, SEVEN HUNDRED SQUARE FEET

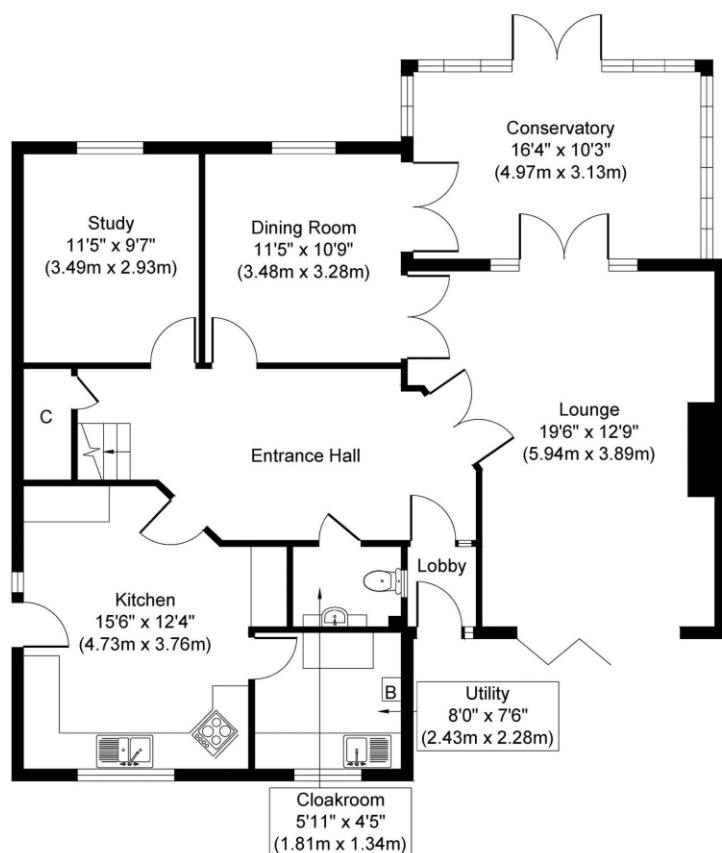
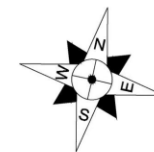
Offering over two thousand, seven hundred square feet of accommodation, Wood View welcomes you through a spacious entrance hall, with separate internal doors leading to a lounge featuring a fireplace and doors opening to the garden on one side, and to the conservatory on the opposite aspect. Beyond this lies a kitchen-diner with an adjoining utility room, a study, a downstairs cloakroom, and a separate formal dining room. On the first floor, the landing leads to four bedrooms. The principal suite includes a dressing room, an en-suite shower room, and a balcony with countryside views. The remaining three bedrooms are served by a generous family bathroom. The single-storey annexe comprises two bedrooms connected by a Jack-and-Jill shower room, a kitchen, a lounge with a feature fireplace, and a conservatory which serves as the entrance.

The properties location is further complimented by being located less than six miles to the village of Wroxham, known as the Capital of the Norfolk Broads with its riverside eateries and boating adventures, and approximately eight miles west to the city centre of Norwich with its abundance of amenities, shops and public transport links to afar.

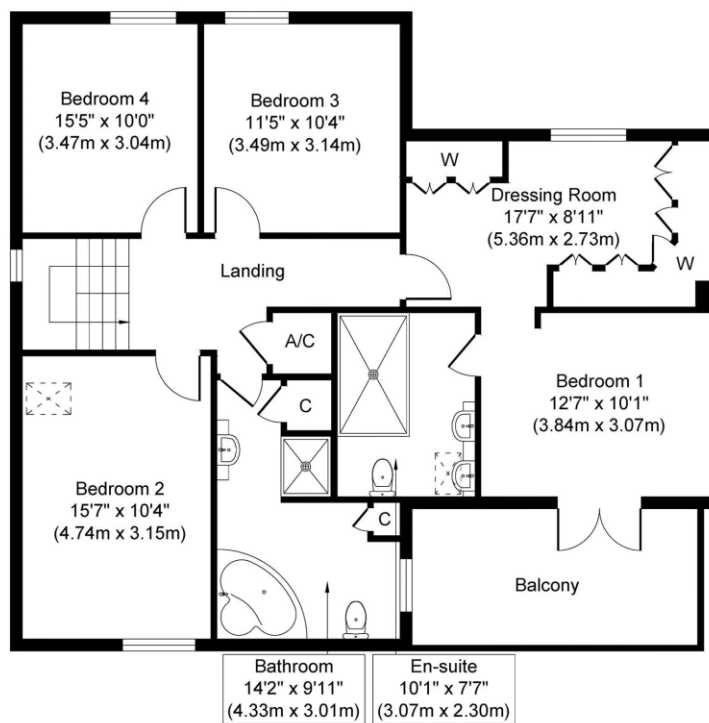




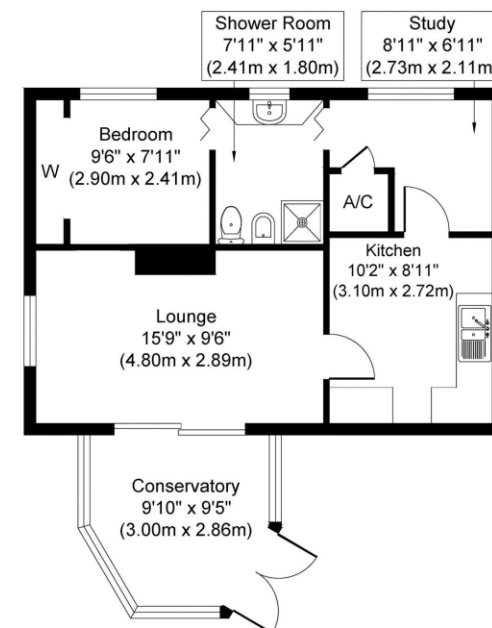
STOBART
& HURRELL



Ground Floor
Approximate Floor Area
1210 sq. ft
(112.38 sq. m)



First Floor
Approximate Floor Area
1033 sq. ft
(95.99 sq. m)

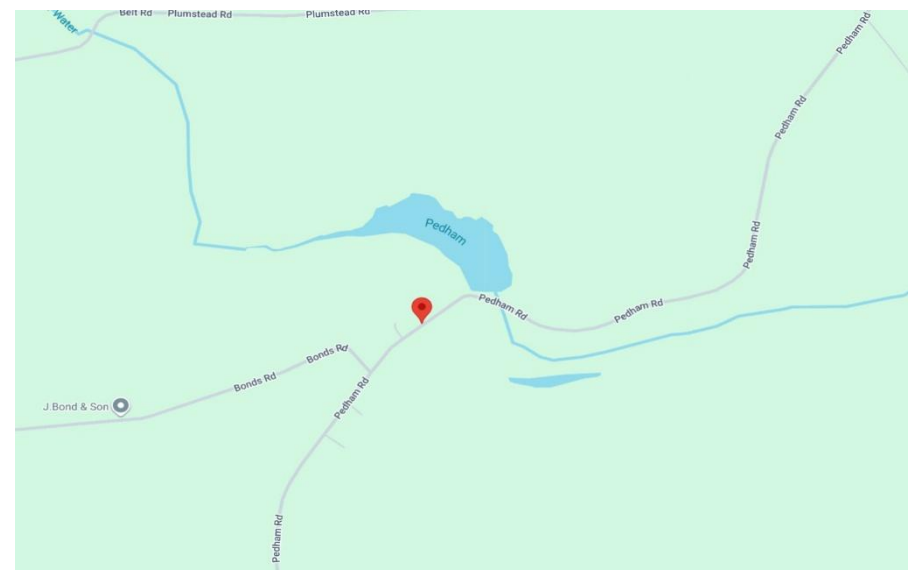


Annexe
Approximate Floor Area
530 sq. ft
(49.26 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		





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