



Coronation Crescent, Hemphall - NR15 2RA



Coronation Crescent

Hempnall, Norwich

NO CHAIN! This appealing FIVE BEDROOM end of terrace house presents an excellent opportunity to acquire a generously sized property, boasting a spacious footprint of 1300 SQFT (stms) without the burden of a chain. Featuring TWO OPEN PLAN reception spaces, a modern RE-FITTED KITCHEN, and a separate utility room and w/c, this residence offers a comfortable and practical layout ideal for contemporary living. The property further benefits from FIVE WELL PROPORTIONED bedrooms and a family bathroom on the first floor, ensuring ample accommodation for a growing family. Completing the accommodation is an integral single garage which could easily be incorporated in the living space (stp). To the front there is DRIVEWAY PARKING and to the rear a garden allowing for space for entertaining and for play. The house is found the sought-after village of HEMPSTALL with a range of local amenities available.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



- No Chain!
- Generous Footprint Of 1300 SQFT (stms)
- Two Reception Spaces
- Modern Re-fitted Kitchen & Separate Utility
- Five Bedrooms, Family Bathroom & W/C
- Integral Single Garage
- Rear Garden & Driveway Parking
- Popular Village Location

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

Approached via Coronation Crescent you will find hard standing parking off road for two vehicles with the addition of a front shingled area also. The driveway leads to the single garage with the main entrance door also found to the front.



THE GRAND TOUR

Entering via the main entrance door to the front there is a small lobby porch which leads into the main entrance hallway with stairs to the first floor landing, under stairs storage and W/C to the left hand side as well as various built in storage cupboards. To the right of the hallway you will find the main reception space which comprises a sitting room to the front and a dining area to the rear, both of which are open plan to one another with a serving hatch leading through to the kitchen and double doors opening onto the rear garden. To the rear of the house is the modern fully fitted kitchen which offers a range of high gloss wall and base level units with squared edge work surfaces over as well as integrated induction hob and extractor fan, eye level oven and grill and further space for white goods. The kitchen leads through to the utility room which houses further storage space and plumbing for white goods as well as the gas fired wall mounted boiler, a door to the integral garage and a back door leading to the rear garden.

Heading up to the first floor landing you will find various storage cupboards off the landing as well as loft hatch access and doors leading to five bedrooms as well as a family bathroom. The two main bedrooms feature large double fitted wardrobes, one of which is to the front of the house and the other to the rear. In addition there are three further bedrooms with the family bathroom offering a W/C, hand wash basin, bath and shower over.

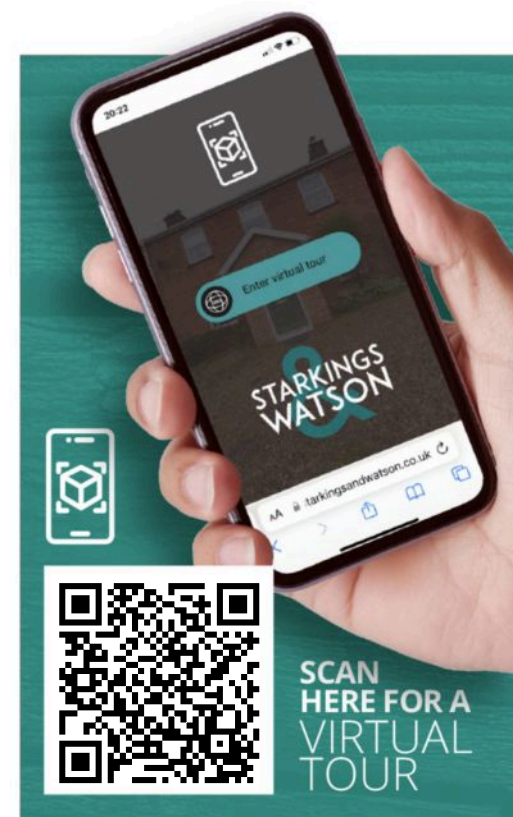
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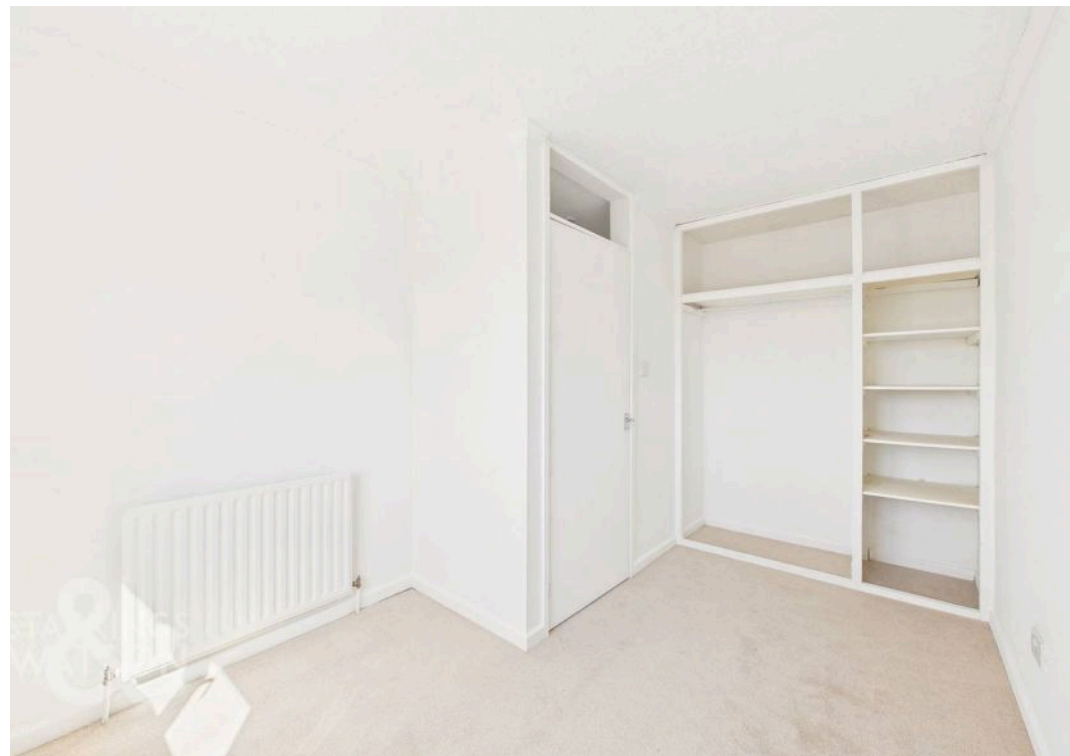
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VIRTUAL TOUR

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







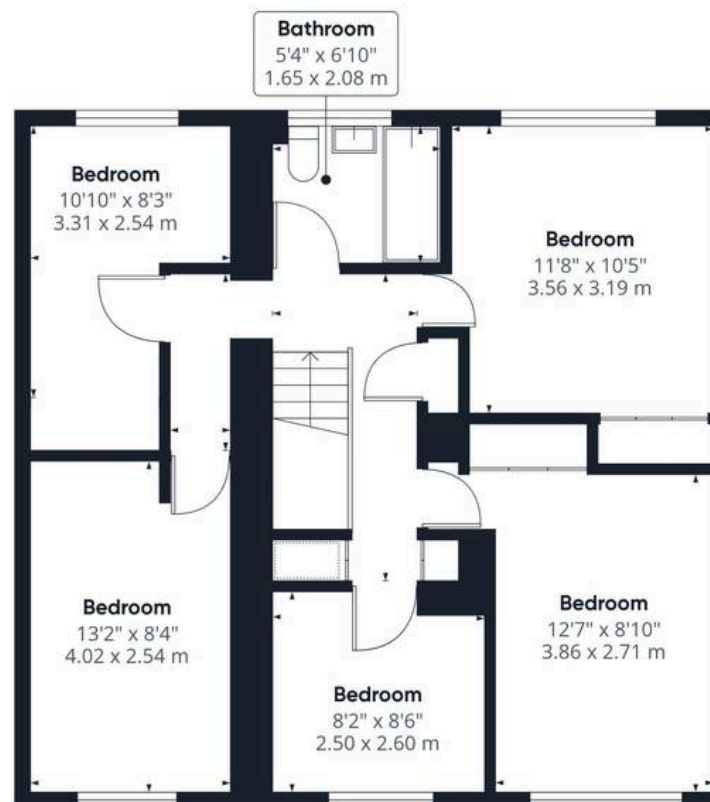
THE GREAT OUTDOORS

The rear garden offers a lawned area with raised planting beds to the rear. There is a paved patio leading from the back door leading to a brick built store room.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1305.99 ft²
121.33 m²

Reduced headroom

13.1 ft²
1.22 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.

GIRAFFE360



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