



Old Market Way, Hempnall - NR15 2LZ



Old Market Way

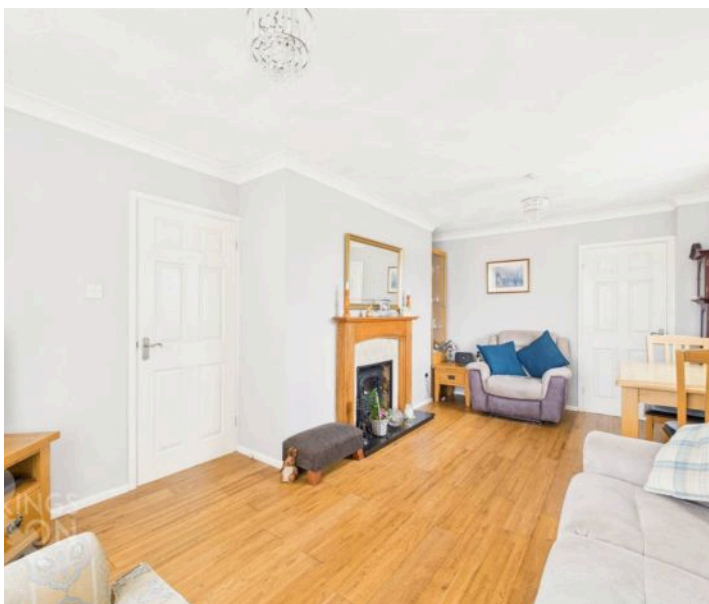
Hempnall, Norwich

NO CHAIN. Set on a SWEEPING CORNER PLOT, this delightful DETACHED BUNGALOW with GARAGE offers a wonderful opportunity for those seeking a peaceful village lifestyle. Boasting a DUAL ASPECT SITTING/DINING ROOM and adjacent FITTED KITCHEN, the hall leads to THREE BEDROOMS and a SHOWER ROOM. The wrap-around LAWNED GARDENS provide a SERENE SETTING for relaxation and playtime, while being conveniently LOCATED within WALKING DISTANCE to the village shop and school, making it ideal for families or retirees looking for a tranquil retreat in a vibrant community.

Council Tax band: C

Tenure: Freehold

- No Chain!
- Sweeping Corner Plot
- Detached Bungalow & Garage
- Dual Aspect Sitting/Dining Room
- Three Bedrooms
- Shower Room
- Wrap Around Lawned Gardens
- Walking Distance to Village Shop & School



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 sweeping corner plot with a lawned frontage and pathway to the main entrance door, a shingle driveway offers off road parking for several vehicles, with access to the garage and gated rear garden.

THE GRAND TOUR

Heading inside, wood effect flooring can be found underfoot for ease of maintenance, with doors taking to the main bedroom and living accommodation. Immediately to your right as you enter is the main double bedroom with the front facing and side facing dual aspect windows offering excellent natural light with fitted carpet underfoot. The second double bedroom offers views across the garden also complete with fitted carpet.



The third bedroom sits at the rear and offers a versatile study or bedroom space with a rear facing window and fitted carpet. Serving all three bedrooms is the shower room complete with a three piece suite including a walk-in shower cubicle and thermostatically controlled shower with tiled splashbacks and flooring, and heated towel radiator. The sitting room enjoys views to front and side, with a feature fireplace and wood effect flooring, whilst a door takes you to the adjacent kitchen offering contrasting work surfaces and a wealth of built-in storage. The kitchen includes space for an electric cooker with an extractor fan above, whilst tiled splash backs run around the work surface, and space is provided for a fridge and washing machine. A built-in area cupboard sits to one side, along with a further built-in storage cupboard and access door which take you to the garden.

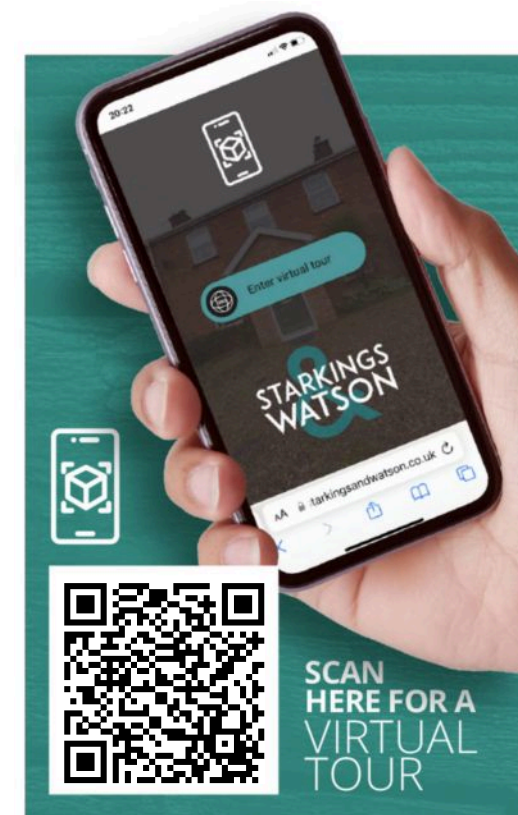
FIND US

Postcode : NR15 2LZ

What3Words : ///jetted.milkman.replying

VIRTUAL TOUR

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



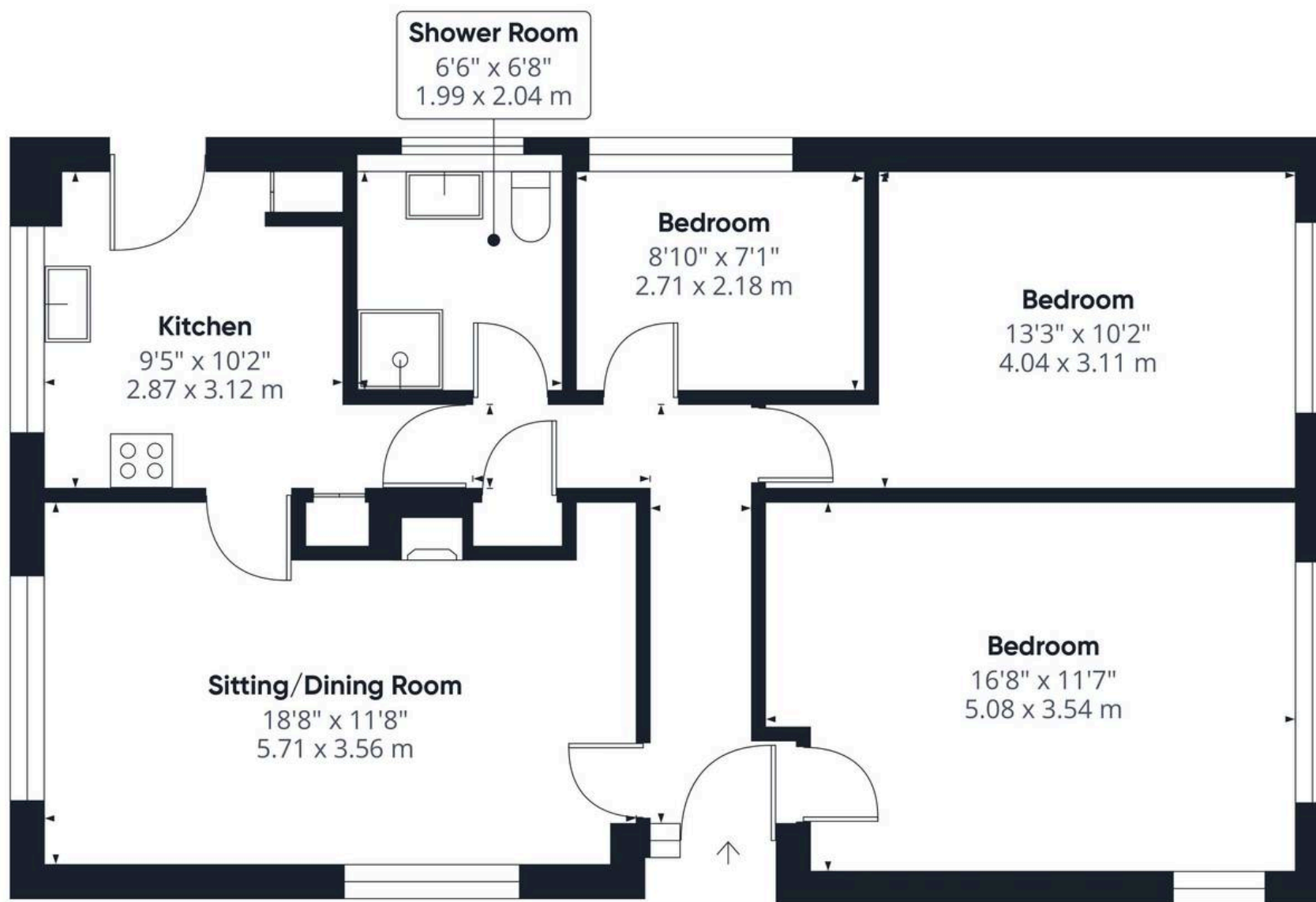




THE GREAT OUTDOORS

The garden is laid to lawn and enclosed with timber panel fencing, with wrap around areas of lawn to the front, side and rear. With a range of mature planting to the boundaries, a footpath takes you to the gated front entrance and garage. A timber built summer house offers outside seating or storage, with the garage offering an up and over door to front, power and lighting.





Approximate total area⁽¹⁾

827 ft²
77 m²

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

2A Shotesham Road, Poringland - NR14 7LE

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