



Broadway Close, Hempnall - NR15 2LY





## Broadway Close

Hempnall, Norwich

Occupying a PEACEFUL CUL-DE-SAC setting just a short driveway to the A140, this lovingly maintained semi-detached bungalow enjoys an UPDATED INTERIOR including SMOOTH PLASTERED CEILINGS, a newly installed BATHROOM and 2024 installed gas fired CENTRAL HEATING BOILER. Stepping inside, a HALL ENTRANCE leads to the 19' SITTING/DINING ROOM, with a WARM and INVITING FEEL, leading to the modernised KITCHEN which is a delightful space for whipping up culinary creations, opening up to a USEFUL CONSERVATORY which extends the living space with FULL HEIGHT PATIO DOORS to the rear. TWO DOUBLE BEDROOMS offer cosy retreats, with ample space for WARDROBES, sitting alongside the RE-FITTED FAMILY BATHROOM which includes a SHOWER. Updated features also include a replacement gas fired central heating BOILER, whilst to the outside, a convenient car port and driveway await. Bask in the sun with a SOUTH FACING GARDEN boasting timber fenced boundaries, a central lawn, and a relaxing patio area ideal for al fresco dining.





Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- Well Kept Semi-Detached Bungalow
- Cul-De-Sac Setting & Close to A140
- 19' Sitting/Dining Room & Conservatory
- Re-fitted Kitchen
- Replacement Gas Fired Central Heating Boiler
- Two Bedrooms
- Car Port & Driveway
- Re-fitted Family Bathroom with Shower

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

The property is set back from the road with a lawned frontage, and adjacent hard standing tandem driveway. Access leads to the car port, with double garage taking you to the garden, with potential for more parking.



## THE GRAND TOUR

Once inside, the hall entrance includes a built-in storage cupboard, with doors leading to the bedroom and living accommodation. The main living space includes an open plan sitting/dining room with ample space for soft furnishings and a dining table, with a large window taking in garden views. The adjacent kitchen has been modernised, with ample storage and space for appliances, with tiled work splash-backs running around the work-surface, and integrated cooking appliances including an electric ceramic hob and built-in electric oven. Leading from the kitchen, the conservatory extends the living space whilst also offering potential for useful storage, with full height windows and patio doors taking you to the garden. The two bedrooms sit to the front of the property, with fitted carpet, uPVC double glazing and space for wardrobes. Completing the property is the re-fitted family bathroom which includes attractive tiling, a shower over the bath and storage under the hand wash basin.

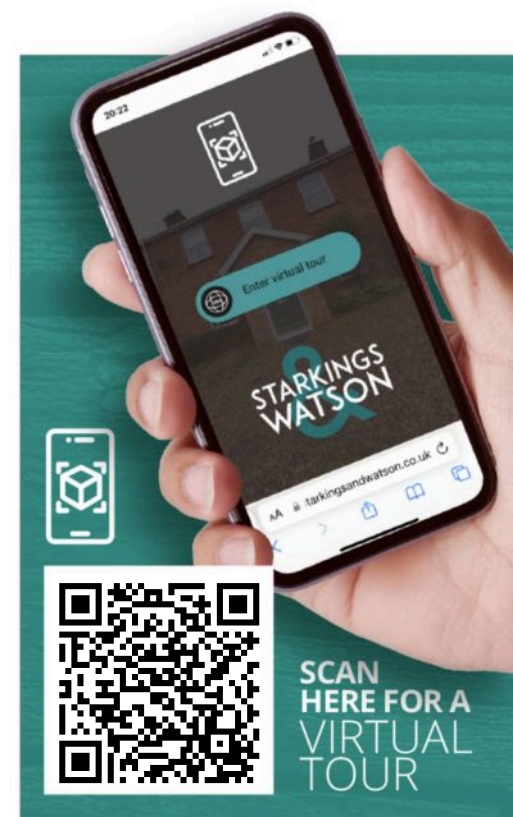
## FIND US

Postcode : NR15 2LY

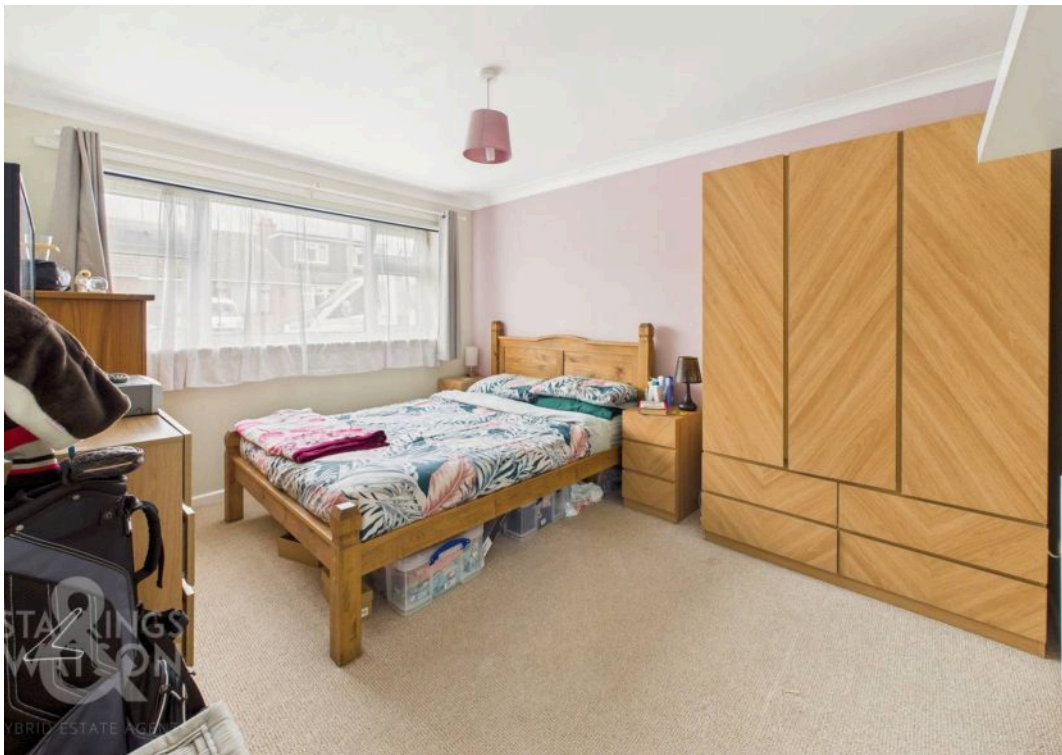
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## VIRTUAL TOUR

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







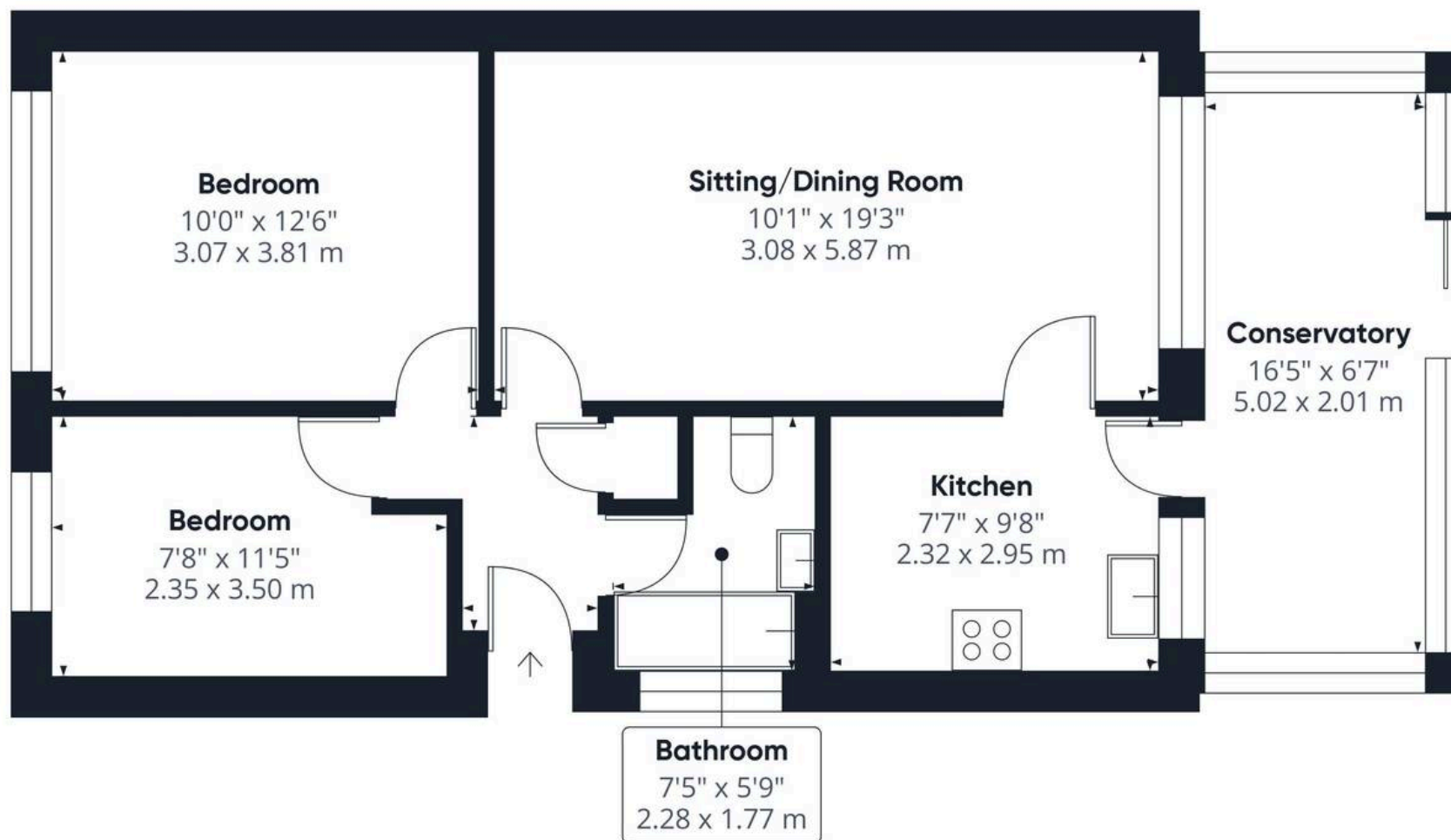




## THE GREAT OUTDOORS

Benefiting from a south facing aspect, the garden offers timber fenced boundaries, with a central lawn, adjacent patio and mature flower and shrub beds. Various fruit trees can be found within the garden, along with a useful timber storage shed, and double gates which lead to the car port.





**Approximate total area<sup>(1)</sup>**

656 ft<sup>2</sup>

60.9 m<sup>2</sup>

(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**





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