

PEDHAM ROAD

Hemblington, Norwich NR13 4QD

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336556

FOR SALE PROPERTY



A hand holding a smartphone displaying the Starkings & Watson virtual tour app interface. The screen shows a 'Enter virtual tour' button and the company logo. Below the phone is a QR code and the text 'SCAN HERE FOR A VIRTUAL TOUR'. A watermark for 'Starkings & Watson' is visible in the bottom left corner.

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STARKINGS & WATSON

- No Chain!
- Superb Non-Estate Location
- Private 0.20 Acre Plot (stms)
- Dual Aspect Sitting Room with Open Fire
- Separate Kitchen & Utility Room
- Two Further Reception Rooms/Bedrooms
- Three Spacious Double Bedrooms Upstairs
- Ample Parking & Double Garage

IN SUMMARY

NO CHAIN. OWNED and BUILT since 1991, this MUCH LOVED HOME has remained in the same family, occupying a 0.20 ACRE PLOT (stms), with over 1800 Sq.ft (stms) of accommodation. Boasting a NON-ESTATE SETTING with a TREE LINED REAR ASPECT, the property is well presented, but offers an UNRIVALLED OPPORTUNITY to UPDATE and MODERNISE the space. With double glazing and an electric CENTRAL HEATING system installed, the property is set back from the road and elevated to enhance the views. The accommodation comprises a PORCH and HALL ENTRANCE, 24' sitting room with an OPEN FIRE, dining room, kitchen, utility room, bedroom/family room and SHOWER ROOM to the ground floor. Upstairs, THREE BEDROOMS lead off the landing, with a RANGE of STORAGE and EAVES cupboards, with a further BATHROOM which offers sizeable space with potential for a shower and bath. To the outside, the GARDEN is LAID to LAWN, with a driveway leading to a DOUBLE GARAGE and turning space.

SETTING THE SCENE

Occupying an elevated position, a sweeping shingle driveway leads to the front and side of the property.

With a well stocked, planted and lawned frontage, hedging screens the property from the road. The driveway continues to the side, where a further parking area can be found, with access to the double garage.

THE GRAND TOUR

Heading through the uPVC double glazed front door, a porch entrance greets you with exposed brick work and a door to the main entrance hall. Heading through, the hall forms a T-shape, with the reception rooms to the rear of the property, and the stairs to your right, with a storage area below. To your right also is the main sitting room, a dual aspect room with views to the front and rear, including sliding patio doors to the garden. A feature open fire place creates a focal point, whilst the room is a fantastic size for a growing family. The remaining reception rooms remain highly versatile, with the dining room adjacent, which could also be a bedroom. Served by the next door shower room, a large double shower awaits you, with a low level W.C and hand wash basin with built-in storage. A cupboard is built-in and Aqua board splash backs complete the space. The family room is beyond, again an ideal bedroom, with views over the rear garden. To the front, the kitchen/breakfast room is functional and flooded with natural light. A range of units form a u-shape, with integrated cooking appliances and a dishwasher. There is room for a breakfast table, with an opening to the utility room - an ideal space for laundry appliances, with further storage built-in and the electric central heating system located here. A window faces to front, and a useful door to the side access. Heading upstairs, a spacious landing is filled with natural light via a velux window, with a built-in cupboard and doors to three bedrooms. All great sized with built-in bespoke



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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.

Price:



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wardrobes, the main bedroom is a real highlight, being a dual aspect room with windows to front and rear. Due to the size, there is potential to create en suites and dressing rooms within the space. The family bathroom is extremely spacious, currently offering a four piece suite, but with some remodelling could easily accommodate a shower and bath, or be remodelled to create an en suite.

THE GREAT OUTDOORS

The rear garden offers extensive lawns, all with a tree lined rear aspect. Private and enclosed to the boundaries, a wide array of planting can be found, with a feature fish pond with wrought iron railings, shed and a green house. A patio leads from the rear, with the driveway continuing adjacent, leading to the large double garage - complete with excellent loft storage, side door and electric roller door to front.

OUT & ABOUT

The Broadland Village of Hemblington is situated East of the City of Norwich, adjacent to the larger neighbouring village of Blofield Heath. The village provides good transport links via both the Brundall and Lingwood train stations along with regular buses travelling to both Norwich and Great Yarmouth. The village along with the village of Blofield offers a wide range of amenities including a village school, local shops, garden centre and an Indian restaurant, and licensed family social club.

FIND US

Postcode : NR13 4QD

What3Words : ///awestruck.talent.paces

VIRTUAL TOUR

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

AGENTS NOTE

The property is heated via an electric central heating boiler. The property uses a private septic tank.

GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced headroom (below 1.5m/4.92ft)

Excluding balconies and terraces

Approximate total area^m
 1804.95 ft²
 167.69 m²

Reduced headroom
 28.57 ft²
 2.65 m²

HYBRID ESTATE AGENTS
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