

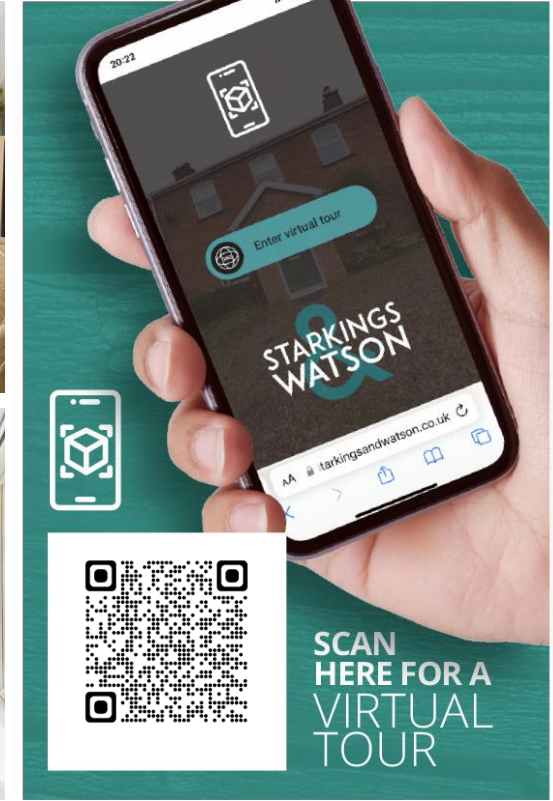
BONDS ROAD

# Hemblington, Norwich NR13 4QF

Freehold | Energy Efficiency Rating : E

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

# FOR SALE PROPERTY



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# STARKINGS & WATSON



- No Chain!
- Approx. 0.17 Acre Non Estate Plot (stms)
- Over 1780 Sq. ft (stms)
- Sitting Room with Open Fire & Picture Window
- 20' Kitchen/Dining Room
- Up to Five Bedrooms
- Family Bathroom & Shower Room
- Ample Parking, Garage & Storage

#### IN SUMMARY

NO CHAIN. Situated in a RURAL VILLAGE SETTING on an elevated 0.17 acre plot (stms), a GREEN and LEAFY SURROUND can be enjoyed, with over 1780 Sq. ft (stms) of accommodation. Built in a CHALET STYLE the property affords a FLEXIBLE LAYOUT for a new buyer, with UP TO FIVE BEDROOMS available over two floors. Ample PARKING leads off Bonds Road, with a GARAGE and useful CAR PORT which has been converted into FURTHER STORAGE. The accommodation comprises a PORCH entrance, inner hall with feature stairs winding up to the first floor, STUDY. SITTING ROOM with an open fire and PICTURE WINDOW overlooking the garden, bedroom/family room, W.C, family bathroom and 20' KITCHEN/DINING ROOM with ample space for a table and soft furnishings. Upstairs, THREE BEDROOMS lead off the landing, along with a further shower room. Outside, the gardens sit to the side and rear, with an abundance of MATURE PLANTING, whilst a VERANDA is the perfect vantage point to take in the garden and wildlife.

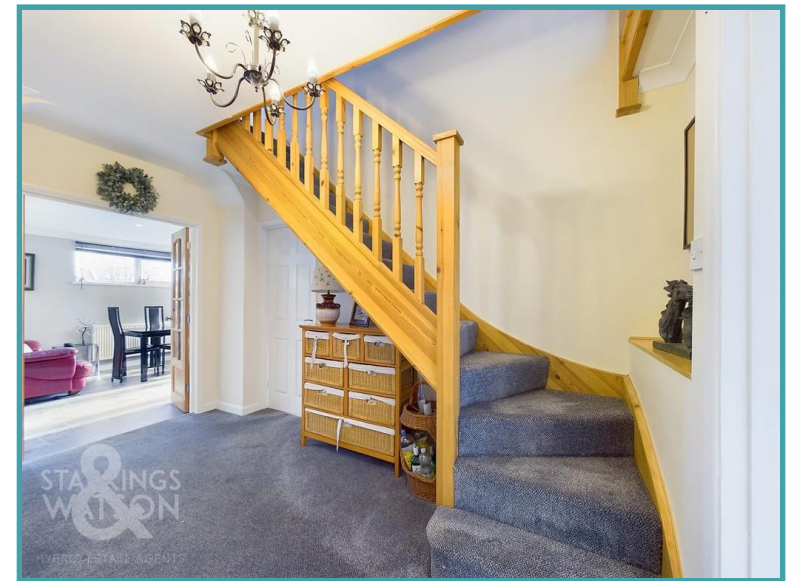
#### SETTING THE SCENE

Bonds Road is a non-estate and rural setting, with an area of green space forming a small park area, which sits

directly opposite the property. A timber five bar gate opens to a block paved driveway, with gated access to the gardens, door to the garage and uPVC double glazed windows and door which lead into a former car port which is now used for storage.

#### THE GRAND TOUR

Heading inside, the uPVC double glazed entrance door takes you to a porch entrance, an ideal meet and greet space with an attractive tiled flooring. Ideal for coats and shoes, the porch is also an ideal space for afternoon coffee. A further door takes you to a hall, with built-in storage, and a door to the ground floor study - great for separating living and working environments. With two windows to front, the study is finished with wood effect flooring, and could of course be used as a bedroom. The main hall includes the stairs which lead up, with a useful area of storage below. To your right your eye is drawn into the main sitting room - flooded with natural light and with a scent of the open fire in the air. Wood block flooring runs under foot, with windows to both side and rear, whilst a door also leads out. The ground floor bedroom/garden room is adjacent, also centred on the view of the garden, with a flexible space depending on a buyers needs. The heart of the home however is the open plan kitchen/dining room, with double doors leading in from the hall, this modernised kitchen space offers ample work surface space, room for white goods, and an ideal space for soft furnishings and a dining table. Once again, flooded with natural light, with windows and doors onto the rear garden. Lastly a separate W.C and bathroom complete the downstairs, with a shower over the bath, tiled splash backs and a heated towel rail. Heading upstairs, the landing leads to all three bedrooms, with two offering extensive built-in wardrobe



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space. An abundance of storage can be found in the eaves, with a useful shower room completing the property, with an eye catching floor covering and tiled splash backs.

#### THE GREAT OUTDOORS

The main gardens sit to the rear, laid to lawn and enclosed with mature and well maintained hedge borders. A raised veranda leads from the kitchen, with a further patio in the centre of the garden, ideal for alfresco dining. Planted borders can be found throughout the garden, whilst a timber built summer house offers storage. The gardens lead to the side with a wildlife pond and gate to the driveway. Parking can be found on the drive, but also the garage which is accessed via an up and over 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 4QF

What3Words : ///decoding.mason.desiring

#### VIRTUAL TOUR

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

#### AGENTS NOTE

The property utilises a private septic tank.

**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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<p><b>GIRAFFE 360</b></p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>	<p>Reduced headroom (below 1.5m/4.92ft)</p>	<p>(1) Excluding balconies and terraces</p>	<p>Approximate total area<sup>™</sup></p> <p>1782.29 ft<sup>2</sup></p> <p>165.58 m<sup>2</sup></p> <p>Reduced headroom</p> <p>68.43 ft<sup>2</sup></p> <p>6.36 m<sup>2</sup></p>	<p>HYBRID ESTATE AGENTS</p> <p><b>STARKINGS WATSON</b></p>
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