

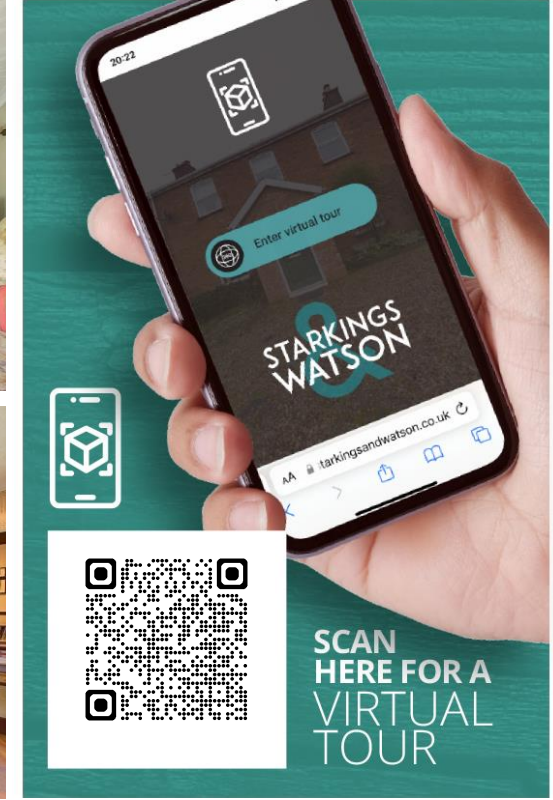
CUTTONS CORNER

# Hemblington, Norwich NR13 4PS

Freehold | Energy Efficiency Rating : D

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

# FOR SALE PROPERTY



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



# STARKINGS & WATSON



- Detached Bungalow
- Private Non-Overlooked Gardens
- Rural Village Setting
- Sitting Room with Picture Window
- Kitchen/Breakfast Room
- Three Bedrooms
- Shower Room
- Tandem Driveway & Garage

### IN SUMMARY

This DETACHED BUNGALOW is secluded from the road, enjoying a NON-OVERLOOKED and PRIVATE GARDEN. Occupying a RURAL VILLAGE SETTING, the property is ideally situated to a buyer seeking a RURAL RETREAT - with easy access on the A47 to Norwich and Great Yarmouth. The internal accommodation is finished with uPVC double glazed windows and gas fired CENTRAL HEATING with the boiler replaced in 2023. Comprising a hall entrance, doors lead to the 17' SITTING ROOM with a feature fireplace and PICTURE WINDOW to front, 12' KITCHEN/breakfast room with CORIAN WORK SURFACES, THREE BEDROOMS and shower room. Outside, the SECLUDED GARDEN offers a wealth of planting, with private PATIO SEATING, which leads to the tandem drive and GARAGE.

### SETTING THE SCENE

Set back from the road and tucked behind a wealth of mature planting, the property is secluded, whilst enjoying a tandem driveway, with access to the garage.

### THE GRAND TOUR

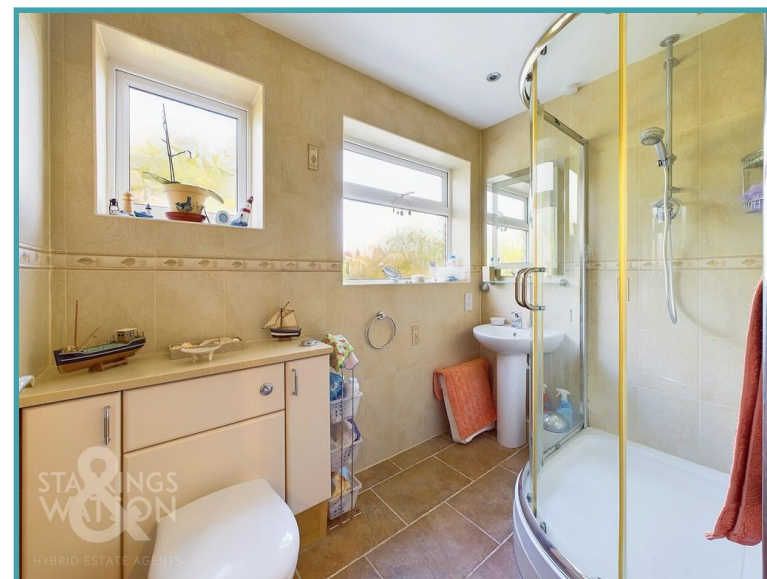
The hall entrance is complete with tiled effect flooring, with doors leading off to the bedroom and living accommodation. To your left, the sitting room enjoys a view over the front garden, with this spacious room including a feature fireplace, dual aspect windows and fitted carpet. Adjacent, the main bedroom can be found, also facing to front and finished with a built-in double wardrobe. The second bedroom mirrors the main one, with the third bedroom facing to the rear. At the end of the hall, the shower room offers a three piece suite, tiled walls and flooring, and a heated towel rail. Completing the property is the kitchen/breakfast room, finished with sleek Corian work surfaces, a range of storage, built-in cooking appliances, ample cupboard space and room for a table. The side porch area offers further storage and garden access.

### THE GREAT OUTDOORS

Brimming with colour during the summer months, the rear garden is well stocked with a range of plants and shrubbery, along with trees and hedging for privacy. A pathway runs across the rear, where a seating area can be found, along with access to the garage - complete with a 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



To arrange an accompanied viewing please call our  
Brundall Office on **01603 336556**



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 4PS

What3Words : ///necklaces.fines.couriers

#### VIRTUAL TOUR

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

**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:

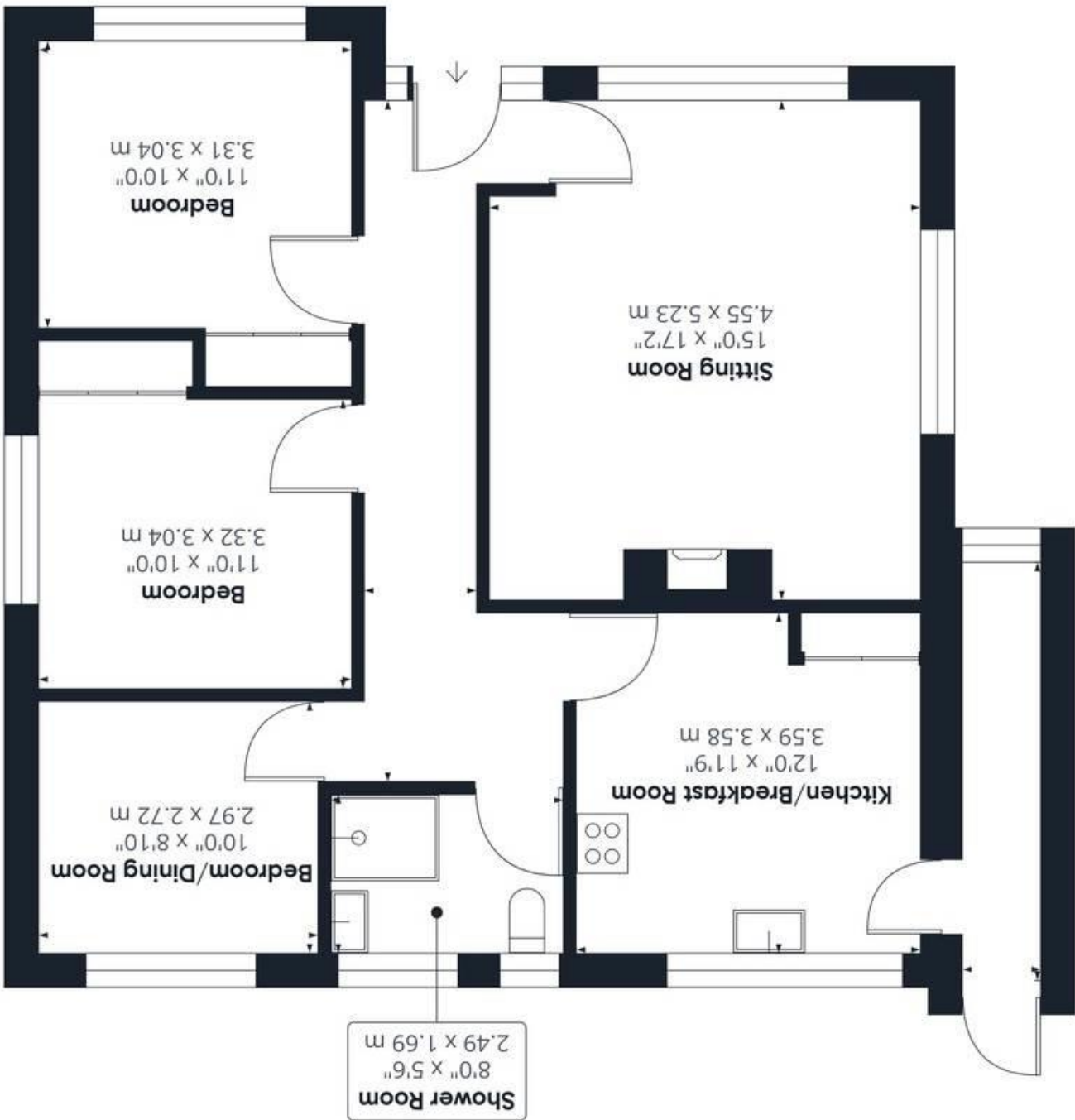


For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](https://starkingsandwatson.co.uk)



Ground Floor Building 1



Approximate total area<sup>††</sup>  
932.05 ft<sup>2</sup>  
86.59 m<sup>2</sup>

(††) Excluding balconies and terraces

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.