



Cuttons Corner, Hemblington - NR13 4PS





## Cuttons Corner

Hemblington, Norwich

NO CHAIN. This TRANQUIL SETTING is home to this detached bungalow sitting on a GENEROUS 0.37 ACRE PLOT (stms) with DISTANT FIELD VIEWS, presenting an EXCITING OPPORTUNITY for those with vision. Finished with SOLAR PANELS creating an income, various works have been completed, ensuring the property is presented in MOVE-IN CONDITION. The FLEXIBLE LAYOUT offers EXTENSION POTENTIAL with up to FOUR BEDROOMS, family bathroom and a separate W.C. Extending to approximately 1314 sq. ft (stms) of accommodation, the 21' SITTING ROOM boasts a BAY WINDOW that floods the room with NATURAL LIGHT, while the MODERNISED KITCHEN with UTILITY SPACE providing a functional and contemporary feel. With RENOVATION POTENTIAL (stp), this property is a blank canvas awaiting your personal touch. Step outside and get ready to embrace THE GREAT OUTDOORS! The expansive garden features a raised lawned area, bordered by post and rail fencing and hedging, creating a perfect space for outdoor gatherings and relaxation.



- No Chain!
- 0.37 Acre Plot (stms)
- Detached Bungalow with Renovation Potential (stp)
- Approx. 1314 Sq. ft (stms)
- 21' Sitting Room with Bay Window
- Modernised Kitchen with Utility Space
- Up to Four Bedrooms
- Family Bathroom with Seperate W.C

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

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.





## SETTING THE SCENE

Set back from the road and screened behind mature high level hedging, a sweeping driveway offers ample off road parking and turning space, with a timber built carport to one side and a further adjacent carport leading to the garage which is attached to the bungalow itself. Gated access leads to the rear garden, with a hard standing footpath taking you to the main entrance door.

## THE GRAND TOUR

Once inside, the porch entrance offers fitted carpet underfoot, with a front facing window and door to the main entrance hall. A door leads off to a useful study/bedroom space providing separation from the main property, complete with wood effect flooring underfoot, dual aspect windows to front and exposed timber beams above. The main hall entrance offers a range of built-in storage cupboards with fitted carpet underfoot and the loft access hatch above. Immediately to your right as you enter is the main sitting room with a feature fireplace to one side, and walk-in bay window facing opposite whilst the hint of the garden views can be enjoyed through the rear facing door and window. This spacious, light and bright room offers huge potential with fitted carpet underfoot allowing you to move straight in. A garden room leads off with a rear access door and large windows enjoying the garden views beyond, whilst providing a link to the adjacent kitchen with independent access from the hall entrance. The kitchen has been re-fitted to include a range of wall and base level units including attractive wood work surfaces and integrated cooking appliances including an inset gas hob and built-in electric double oven, with a glass splash-back and extractor fan above. The sink sits within a peninsula style unit with fantastic views of the garden beyond.

There is ample space for a breakfast table or seating, with a further utility area being open plan to the main kitchen - with space for laundry appliances and a secondary sink sitting under a rear facing window. From the hall entrance, doors lead off to three further bedrooms - all of which are finished with fitted carpet and uPVC double glazing, with two of the bedrooms including built-in storage. The useful W.C includes a hand wash basin and storage under, with an adjacent family bathroom including a white three piece suite with aqua board splash-backs and a mixer shower tap over the bath.

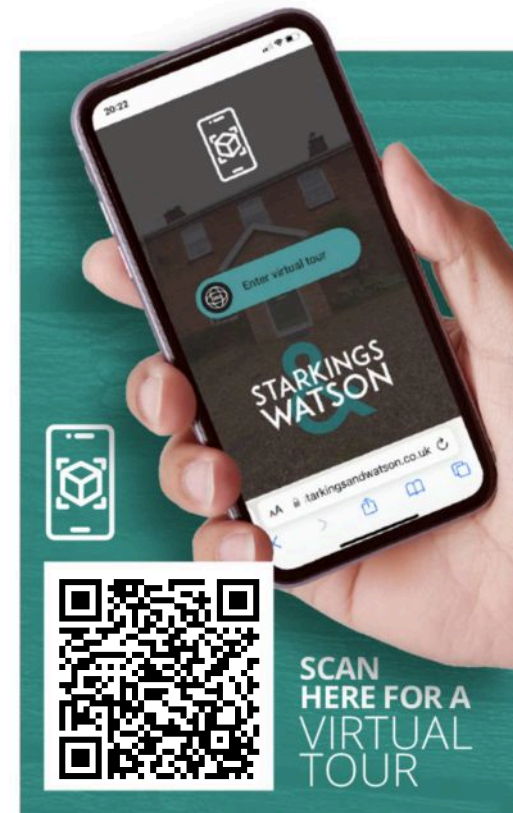
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## VIRTUAL TOUR

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





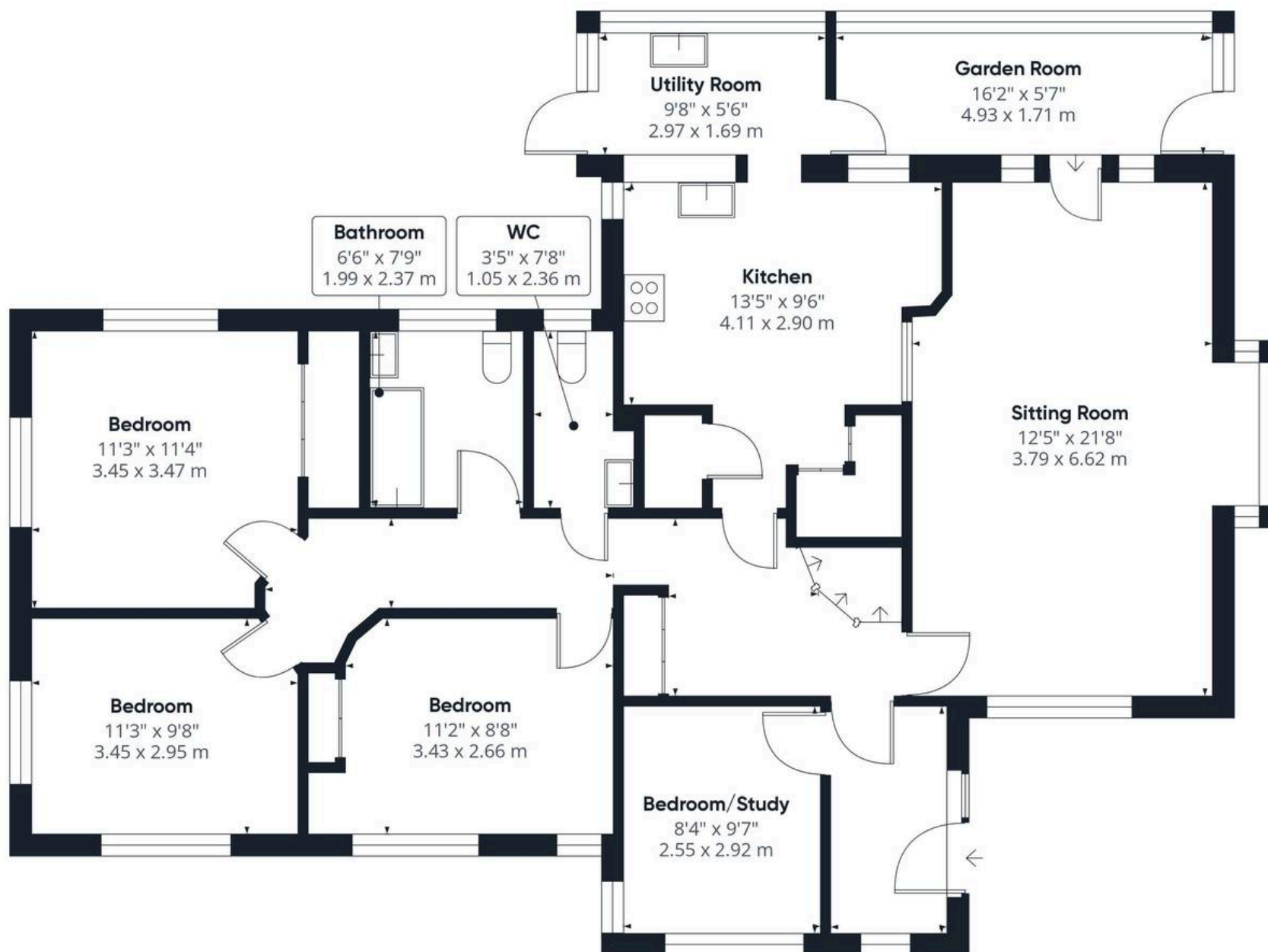




## THE GREAT OUTDOORS

Occupying a 0.38 acre plot (stms), the garden offers an extensive raised lawned area with post and rail fencing, and hedging to all sides. A hard standing seating area leads off from the kitchen, with various potential flower beds beyond, offering huge potential for a keen gardener. The gardens wrap around to the side of the property where a timber shed can be found, with a further area of lawn and gated access to the front driveway. Beyond the side carport a garage can be found, with an up and over door front and door to side.





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

1314.18 ft<sup>2</sup>  
122.09 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

**GIRAFFE 360**





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