



Mill Road, Hardwick Norwich NR15 2ST

welcome to

Mill Road, Hardwick Norwich

****HOME OFFICE/ANNEXE**** A semi-detached family home, pleasantly situated on the fringe of this rural village and offering spacious accommodation throughout. The property boasts from an extensive enclosed garden with field views, off road parking and insulated outbuilding.

Location

The Street is located in the heart of the small and rural village of Hardwick which is located within a short drive of the A140 offering easy access to the Cathedral City of Norwich. There is good local shopping at the nearby village of Long Stratton and there are mainline railway stations at both Norwich and Diss with regular intercity trains to London (Liverpool Street.) The market towns of Harleston and Bungay are also nearby offering alternative shopping facilities. The property is within easy driving distance of both the coast and the Norfolk Broads and there are several good schools in the area.

Entrance Porch

Front aspect double glazed window, side aspect double glazed door, tiled flooring and glass door leading into;

Entrance Hall

Radiator, pament flooring, stairs leading to the first floor and door to;

Lounge

15' 4" Into Recess x 12' 4" (4.67m Into Recess x 3.76m)
Front aspect double glazed window, exposed wooden floor boards, radiator, fireplace housing a multi fuel burner, tv and telephone points.

Kitchen

17' 1" Into Recess x 8' 7" (5.21m Into Recess x 2.62m)
Side aspect double glazed window. Fitted kitchen with wall and base units, tiled splash back, wooden effect work surfaces, stainless steel sink and drainer, two bowls, under stairs storage cupboard, spaces for fridge/freezer and Range style cooker with extractor hood. Open to;

Dining Room

11' x 9' (3.35m x 2.74m)
Skylight, two rear aspect double glazed full length windows and french doors leading out into the sun room. Fitted floor to ceiling units, recessed spot lights and vinyl wood effect flooring. Door to;

Utility Area

Fitted shelving, radiator, vinyl flooring and plumbing for washing machine. Door to;

Bathroom

Rear aspect double glazed window, p-shaped bath with shower over, pedestal wash hand basin, low level flush wc, part tiled walls, extractor fan and tiled flooring.

Sun Room

Dual aspect double glazed windows, side aspect double glazed french doors leading to the rear garden, vinyl flooring and wood burner.





Landing

Side aspect double glazed window, exposed wooden floor boards, loft access and doors to;

Bedroom One

14' 2" Into Recess x 9' 3" (4.32m Into Recess x 2.82m)
Front aspect double glazed window, fitted storage cupboards, exposed wooden floor boards and radiator. Door to;

En-Suite

Front aspect double glazed window, pedestal wash hand basin with tiled splash back, wc, heated towel rail, corner shower cubicle with fully plumbed shower.

Bedroom Two

11' 9" x 9' Into Recess (3.58m x 2.74m Into Recess)
Rear aspect double glazed window, fitted storage cupboards, exposed wooden floor boards and radiator.

Bedroom Three

9' 2" x 8' 8" (2.79m x 2.64m)
Rear aspect double glazed window, laminate flooring and radiator.



Outside

To the front of the property is a shingled and hard standing driveway providing ample off road parking for multiple vehicles, mature planted hedging and access to the rear garden.

An extensive garden benefits from multiple areas including a vegetable plot with a poly tunnel and greenhouse, mature planted trees and shrubs, paved patio and decking area making these both great spots to relax and dine in throughout the summer months, wooden trellis housing the oil tank, various garden sheds, workshop and outbuilding currently used as an annexe/bedroom.

Outbuilding

11' 9" x 9' 2" (3.58m x 2.79m)
Fully insulated, double glazed windows, power, heating, wooden effect flooring and broadband connection.

Services

Mains Electricity
Mains Water
Mains Drainage
Oil Fired Central Heating

Council Tax Band: B



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welcome to

Mill Road, Hardwick Norwich

- Semi Detached Family Home
- Open Plan Kitchen/ Diner With Utility Area
- Two Reception Rooms, One With A Wood Burning Stove
- Three Good Sized Bedrooms And Family Bathroom
- Double Glazing Fitted Throughout In 2021
- Fully Insulated Outbuilding Which Would Be Perfect As A Home Office
- Extensive Rear Garden Split Into Various Sections
- Benefits From Oil Fired Central Heating

Tenure: Freehold EPC Rating: D

£325,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
DSS110611 - 0002

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