



MEADOW BROOK
MILL ROAD, HEMPSTALL, NR15 2LP



An established detached bungalow on an excellent plot of 0.65 acre with fields behind. The property offers enormous potential subject to planning permission and is on the edge of a convenient and popular village

An established detached bungalow that offers versatile and well-arranged accommodation. It is located on the edge of the convenient village of Hempnall and has open fields to the rear. It has the benefit of an excellent plot plus a range of outbuildings. The property has huge potential subject to planning permission and the grounds offer a wonderful blank canvas to landscape.

The front door opens to the entrance hall. There are two similar sized rooms to the front, one was used as a bedroom and one a sitting room, both with bay windows. The rooms can clearly be used in a variety of ways. There is a further bedroom and a room that was used as a dining room/snug. The latter is well placed opening to the kitchen/breakfast room to the rear. It has been refitted in a range of wall and base units and is double aspect. A door leads directly to the rear garden. The is also a wet room. it was formerly a bathroom and could easily be reinstated.

Externally there are metal gates from the road leading to a a driveway to the front of the house.

However, a short way along from the gates is a secondary drive leading to the rear of the property, a parking area and the outbuildings. The gardens are largely laid to lawn and the rear is bordered by some mature hedging and trees. There are a range of outbuildings including stables and Nissan huts. Beyond the garden are open fields giving the property a delightful semi-rural outlook.

SERVICES

Oil fired central heating. Mains water and electric. Drainage via private treatment plant. (Durrants have not tested any apparatus, equipment, fittings or services and cannot therefore verify they are in working order).

LOCAL AUTHORITY

South Norfolk Council & Tax Band D

AGENTS NOTES

- 1) Please note the farmer who owns the fields to the rear has vehicular access over the secondary drive to the field.
- 2) The property did experience some flooding during the December 2020 floods and any damage has been rectified under an insurance claim.



3



1



1



0.65
acres



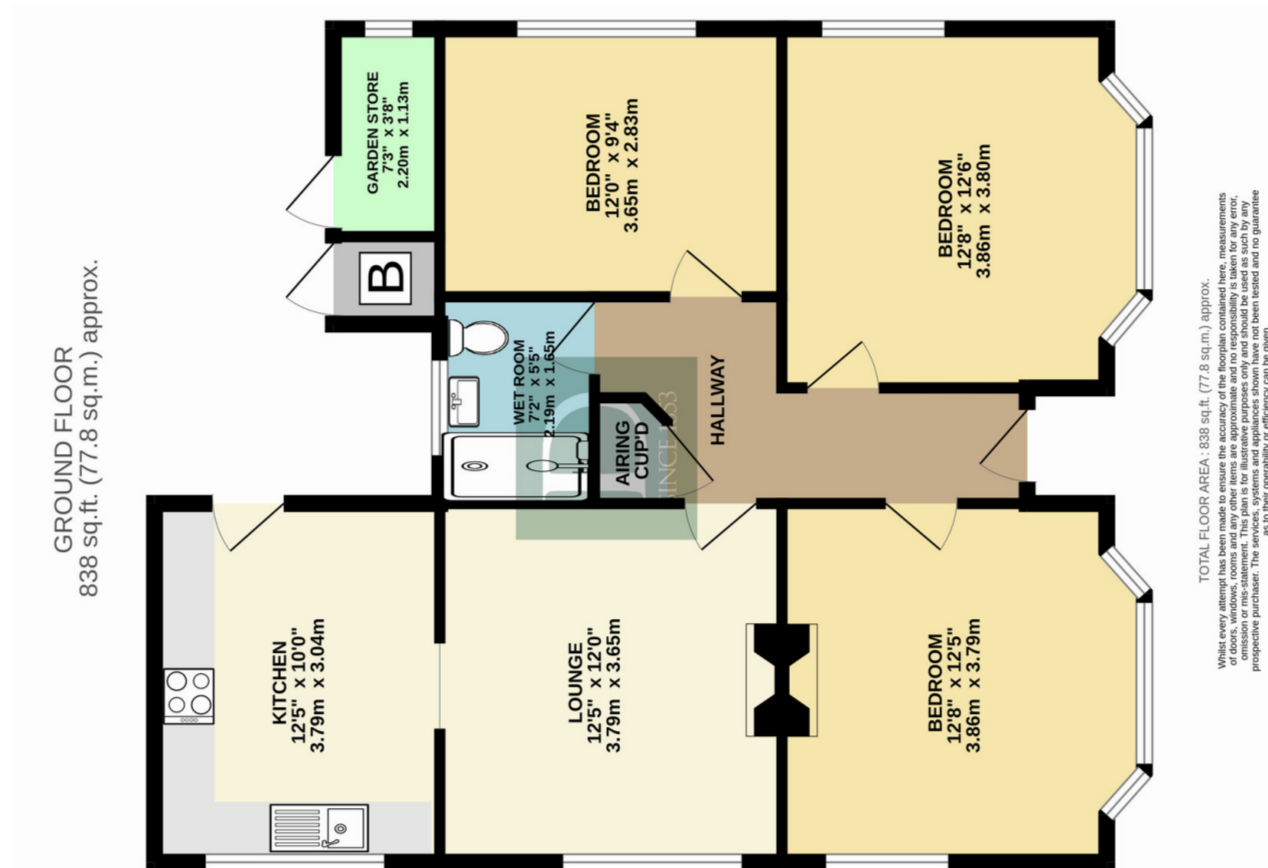
12
miles



EPC



FLOOR PLAN



BOUNDARY PLAN



LOCATION

Hempnall is a small village with shop, butchers and public house approximately 5 miles from Long Stratton, 8 miles from the market towns of Bungay and Harleston and about 15 miles from Diss with mainline rail link to London Liverpool Street. The cathedral city of Norwich is about 12 miles the shopping and commercial centre for the county with International Airport.

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