



**The Street, Hempnall, Norwich, NR15 2AD**



**welcome to**

## **The Street, Hempnall Norwich**

A DELIGHTFUL AND TOTALLY UNIQUE TWO DOUBLE BEDROOM DETACHED COTTAGE situated on The Street, a sought after location which is in the equally sought after south city village of Hempnall. The property is being sold with the added benefit of NO ONWARD CHAIN! \*\* Viewings are highly recommended!! \*\*



## **Living/ Dining Space**

27' 7" x 13' 8" ( 8.41m x 4.17m )

Huge Inglenook fireplace with exposed beam over, woodburner, brick feature wall, beamed ceiling, two windows to front aspect and stairs to first floor.

## **Kitchen**

9' 11" x 8' 11" ( 3.02m x 2.72m )

Fitted range of eye & base level kitchen units, inset sink unit, stainless steel hob, stainless steel extractor, stainless steel oven, inset one & a half bowl sink unit, plumbing for washing machine, wall mounted oil fired boiler, door to side and two windows to side aspect.

## **First Floor Landing**

### **Bedroom One**

21' x 14' ( 6.40m x 4.27m )

Window to front aspect, feature exposed chimney breast and exposed beams.

### **Bedroom Two**

14' 9" x 7' ( 4.50m x 2.13m )

Strip wood floor, exposed chimney breast and windows to front & side aspect.

## **Bathroom**

Corner bath, wash hand basin, wc, tiled splashbacks, radiator and window to side aspect.

## **Exterior**

The property has driveway parking to side, accessed via side gates. There is brickweave to the side leading to the rear, offering a low maintenance rear garden with shed and enclosed by fencing.



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## **The Street, Hempnall Norwich**

- Delightful two double bedroom period detached cottage
- Low maintenance & driveway parking
- Stunning 27 ft open plan reception room
- Wealth of character features throughout
- NO ONWARD CHAIN!

Tenure: Freehold EPC Rating: Awaited

**£350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR141804 - 0002

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