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h brown

Select

Wishing Well
Cuttons Corner
Hemblington



AN IMMACULATE THREE BEDROOM DETACHED PERIOD HOME LOCATED IN A QUIET HAMLET TO THE EAST OF NORWICH

AN IMMACULATE THREE BEDROOM DETACHED PERIOD HOME LOCATED IN A QUIET HAMLET TO THE EAST OF NORWICH Wishing Well, 11 Cuttons Corner, Hemblington, Norwich, Norfolk, NR13 4PS

RECEPTION/ SUN LOUNGE

UPVC windows and door to front and door through to lounge.

SITTING ROOM

Inset cast iron wood burner and ornate quality coving.

STUDY

UPVC window to front aspect and ornate quality coving.

KITCHEN/ DINER

Fully fitted comprehensive range of stylish quality eye and base level kitchen units, central island with breakfast bank, one and a half bowl sink unit, built in fridge/ freezer, built in microwave, freestanding range cooker, UPVC windows to front and side aspects.

SNUG

UPVC window to rear aspect.

REAR LOBBY

Tiled floor and UPVC door to rear garden.

UTILITY

Eye and base level units with plumbing for washing machine and space for tumble dryer.

CLOAKROOM

Wash hand basin, W/C and tile surrounds.

FORMAL DINING ROOM

UPVC window and door to rear garden and stairs to first floor.





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FIRST FLOOR LANDING

BEDROOM ONE

Original entrance door, double aspect windows to front and side aspects, access to roof space and door to ensuite.

ENSUITE

Panelled bath, mixer telephone tap, wash hand basin and W/C.

WALK IN DRESSING ROOM

UPVC window to rear aspect.

BEDROOM TWO

Original entrance door, UPVC window to front aspect and cast iron fireplace.

BEDROOM THREE

Original entrance door, UPVC window to rear aspect.

FAMILY BATHROOM

Panelled bath, wash hand basin, W/C, walk in shower cubicle with mains fed shower, airing cupboard, radiator and tiled splashbacks.





EXTERNAL

The property has a large gravelled driveway accessed via a brick pillar entrance with lights, the front gardens laid to lawn with shrub beds and borders leading in turn to the garage. To the rear, there is a superb and very private enclosed rear garden mainly laid to lawn and enclosed by fencing with a substantial Indian sandstone terrace patio with a raised water feature.



GARAGE

Personal door, remote control roller door and fitted storage cupboards.

STUDIO

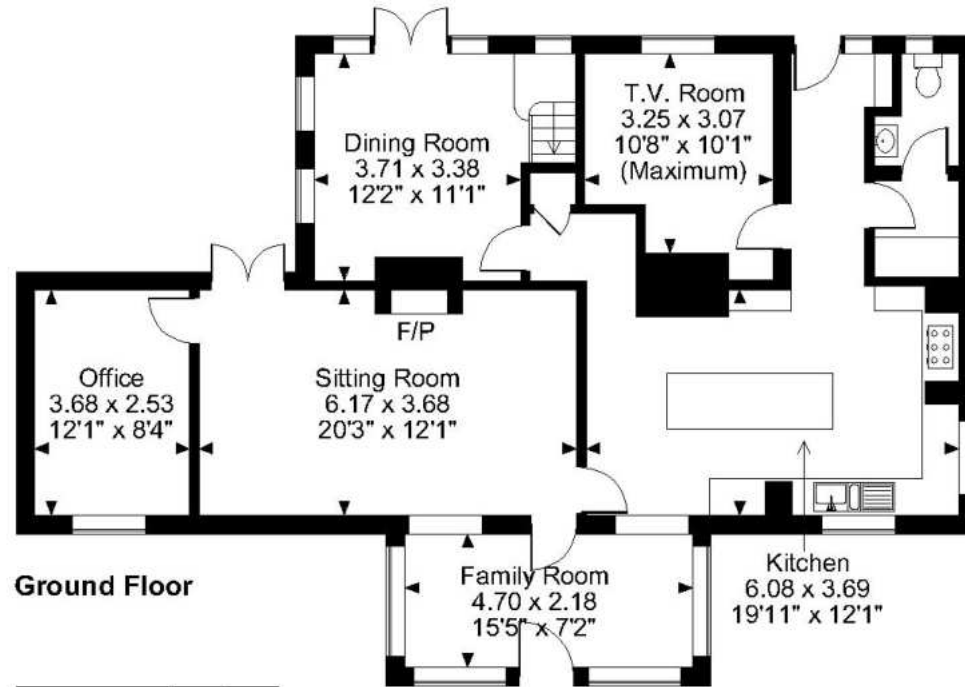
Timber construction with double doors to front aspect, Light and power making it ideal for home working, etc.

EPC

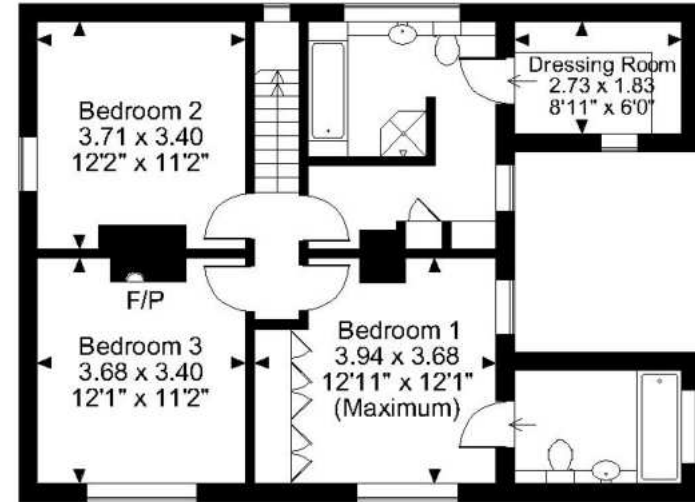
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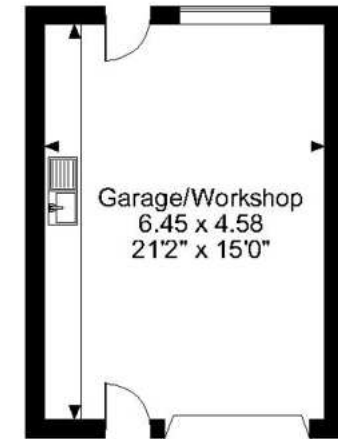
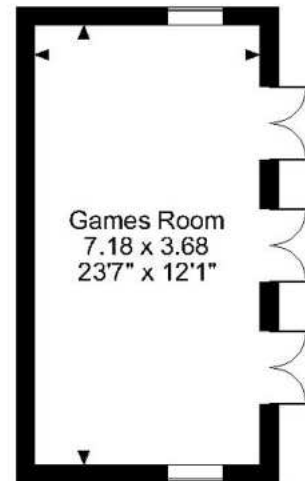
Cuttons Corner, Hemblington, Norwich



Ground Floor



First Floor

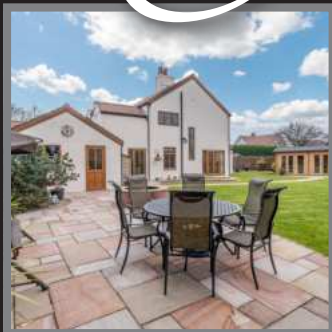


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The position & size of doors, windows, appliances and other features are approximate only.

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A truly immaculate three bedroom detached period home located in a quiet, unique setting in this small Hamlet, which lies just East of Norwich. This immaculate home has been painstakingly improved, re-modelled, extended and renovated by the present vendors of many years of occupation. It stands alone in the level of presentation and standard of internal finishes and it must be viewed to be fully appreciated! There's a very flexible and spacious ground floor accommodation and a large drive/ turning area with detached double garaging. The property itself would suit a variety of potential purchasers, particularly those who are looking to work from home with the benefit of the existing bespoke study and impressive, recently completed studio. There is an impressive outside space, cottage style kitchen and a lounge entrance. An immaculate home on the very edge of the wonderful Norfolk countryside and easy access of Burlingham Woods and plenty of amenities.

Viewing by appointment with our
Select Consultant on

01603 221797

or email select.norwich@sequencehome.co.uk

William H Brown, 5 Bank Plain, Norwich, Norfolk NR2 4SF

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