

## Bungay Road, Hempnall, Norwich, NR15 2NG

Guide Price £265,000-£275,000

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This delightful semi-detached cottage offers charming and stylish accommodation throughout with many original features allowing the history and character of the property to be retained. Presented in a most immaculate condition you will find two double bedrooms and a large family bathroom to the first floor and a welcoming sitting room, a useful study area, cloakroom, a bespoke fitted kitchen and a sizeable garden room to the ground floor. Externally the cottage set back from the road and is approached via a paved driveway with off road parking. To the rear the pretty cottage gardens offer a good degree of privacy and seclusion within and further extend to a deceptively large plot. Located within the attractive village of Hempnall the property is found upon the fringe of the village within close proximity to the beautiful open rural countryside ideal for walkers and cyclists. Over the years Hempnall has proved to be a popular and sought after village having a good demographic with a strong local community helped by having a good infrastructure with local shopping facilities,, post office, doctors surgery, schooling and garage. The nearby village of Long Stratton provides a further more extensive range of day to day amenities and facilities being approximately four miles to the south, whilst the city of Norwich is within short commuting distance being twelve miles to the north.

- GUIDE PRICE £265,000-£275,000
- 300ft rear garden
- Heating - gas ch
- No onward chain
- Freehold
- Sought after village location
- Driveway parking
- Drainage - mains
- Council Tax Band C
- EPC Rating D

