



Pedham Road, Hemblington - NR13 4QB



## Pedham Road

Hemblington, Norwich

TUCKED AWAY IN A SECLUDED TREE LINED SETTING, this IMPRESSIVE DETACHED FAMILY HOME with SELF-CONTAINED ANNEXE BUNGALOW offers a rare blend of PRIVACY, VERSATILITY, and SPACIOUS LIVING, boasting approximately 2131 Sq. ft. of accommodation in the main house and an additional 500 Sq. ft. in the annexe (stms). The welcoming entrance hall leads to a series of LIGHT-FILLED RECEPTION ROOMS, including a FORMAL SITTING ROOM, DINING ROOM, CONSERVATORY, and a VERSATILE STUDY or PLAYROOM, making this property an ENTERTAINER'S DREAM. The 15' KITCHEN/BREAKFAST ROOM provides ample space for family gatherings and casual dining, complemented by a SEPARATE UTILITY ROOM for added convenience. Upstairs, discover FOUR GENEROUS BEDROOMS, including a LUXURIOUS PRINCIPAL SUITE with its own DRESSING ROOM and EN SUITE, offering a tranquil retreat at the end of the day. The SELF-CONTAINED ANNEXE is perfectly suited for INCOME GENERATION or MULTI-GENERATIONAL LIVING, complete with its own entrance, living space, kitchen, bedroom, and bathroom - providing independence and flexibility for guests or family members. Throughout, this home is presented in excellent order, with thoughtful touches and quality finishes enhancing every space. STEP OUTSIDE and enjoy the full benefit of this 0.21 ACRE PLOT (stms), where both the front and rear garden



s offer a sense of PRIVACY and SECLUSION. The rear garden, laid mainly to lawn, is bordered by mature trees and woodland, creating a PEACEFUL, LEAFY BACKDROP for outdoor living. Clever landscaping ensures that the ANNEXE enjoys its own private section of garden, while the main garden features VARIED PLANTING, a BRICK-BUILT BARBEQUE.

Council Tax band: E

Tenure: Freehold

- Detached Family Home & Self Contained Annexe Bungalow in a Secluded Spot
- 2131 Sq. ft of Accommodation in the Main House & 500 Sq. ft in the Annexe (stms)
- Approx. 0.21 Acre Plot (stms) Backing onto Woodland
- Entertainers Dream with Up to Four Reception Rooms
- 15' Kitchen/Breakfast Room & Separate Utility Room
- Four Bedrooms Including the Principal Suite with a Dressing Room & En Suite
- Annexe Ideal for Income Generation or Multi-Generational Living
- Private Gardens to Front & Rear including a Gated Driveway & Balcony

The Broadland Village of Hemblington is situated East of the City of Norwich, adjacent to the larger neighbouring village of Blofield Heath. The village provides good transport links via both the Brundall and Lingwood train stations along with regular buses travelling to both Norwich and Great Yarmouth. The village along with the village of Blofield offers a wide range of amenities including a village school, local shops, garden centre and an Indian restaurant, and licensed family social club.



## SETTING THE SCENE

Double wrought iron gates open up to a brick-weave driveway, providing a parking and turning space, with an attractive walled exterior boundary and steps leading into the front garden. Remaining private and enclosed, the front garden offers a haven to enjoy the bright and sunny aspect, including a large patio seating area and extensive planting to the front. A separate driveway sits to the front left boundary of the property, with an independent access to the annexe, whilst gated access also leads to the rear garden for the main property.

## THE GRAND TOUR

Once inside, the porch entrance offers the ideal meet and greet space, with space for coats and shoes, and a glazed door to the main entrance hall. This sizeable space offers a variety of uses with stairs to the first floor landing, and a useful built-in storage cupboard below, whilst creating fantastic separation between all of the reception areas. Double doors open up to the formal sitting room with a feature fireplace creating a focal point to the room, whilst bi-folding doors open up to the front patio seating area. Fitted carpet runs underfoot with double doors to the adjacent dining room and further full height windows and double doors to the conservatory, extending the living space and enjoying panoramic garden views. The conservatory is finished with wood effect flooring and uPVC double glazed French doors to the rear garden. Further double doors open up to the dining room with fitted carpet underfoot and a rear facing window, with an access heading back into the entrance hall. Sitting adjacent, a ground floor study or bedroom can be found, with fitted carpet underfoot and rear facing uPVC window. Sitting opposite, the ground floor cloakroom has been updated to include a white two piece suite with extensive built-in storage, tiled splash-backs and heated towel rail. The kitchen completes the accommodation, with a range of wall and base level storage units and integrated cooking appliances, including an inset electric ceramic hob and built-in eye level electric double oven. Tiled splash-backs run around the work surface, with an integrated dishwasher and fridge freezer. Tiled flooring can be found underfoot with space for a dining table, door to the garden and door to a separate utility room - extending the kitchen storage with further cupboard space and room for general white goods including a washing machine and tumble dryer. The floor standing oil fired central heating boiler sits to one side, with a further sink unit and tiled splash-backs.

Heading to the stairs, the carpeted landing offers a light and bright space with a built-in airing cupboard and loft access hatch. Doors lead off to the four bedrooms, starting with the three double bedrooms - all finished with fitted carpet and uPVC double glazing. These bedrooms are served by the main family bathroom which offers potential to create an en suite to the second bedroom if needed, whilst currently housing a four piece suite with a corner panelled bath, walk-in double shower cubicle with a thermostatically controlled shower, tiled splash-backs, wood effect flooring and built-in storage cupboards.

The principal suite includes a walk-in dressing room with extensive built-in wardrobe space and garden views to the rear. An opening leads to the bedroom which enjoys views across the tree lined aspect opposite, and with French doors leading out to a walk-out balcony. With fitted carpet underfoot, a door take you to the adjacent en suite which has been modernised to include a four piece suite with twin hand wash basins and extensive storage below. A large walk-in double shower cubicle includes a twin head thermostatically controlled rainfall shower, with tiled splash-backs, tiled effect flooring and heated towel rail.

The annexe sits detached from the main property and is accessed via a conservatory, which offers a seating area to enjoy the garden views. Sliding patio door takes you to the formal sitting room, with fitted carpet and a feature fireplace with built-in storage and a door to the kitchen. Finished with an L-shaped arrangement of wall and base level units, the kitchen includes space for an electric cooker and general white goods, including a fridge freezer and washing machine, with tiled effect flooring underfoot and side facing window overlooking the garden. A door takes you to a study or dressing room, with fitted carpet, rear facing window and built-in storage cupboard. A further folding door leads to the shower room, finished with a three piece suite including a vanity hand wash basin with storage unit, walk-in shower cubicle and door to the double bedroom. The bedroom includes a storage recess for wardrobe space, fitted carpet and rear facing window.

## FIND US

Postcode : NR13 4QB

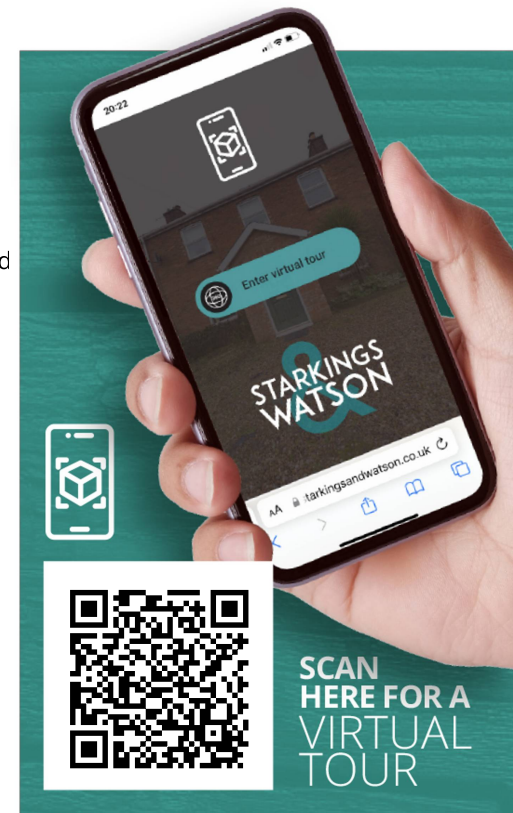
What3Words : ///foresight.hence.recruited

## VIRTUAL TOUR

View our virtual tour for a full 360 degree view of the interior of the property.

## AGENTS NOTES

The property is sold across two land registry title deed  
The annexe requires a separate council tax payment, with its own electric supply and shared water.

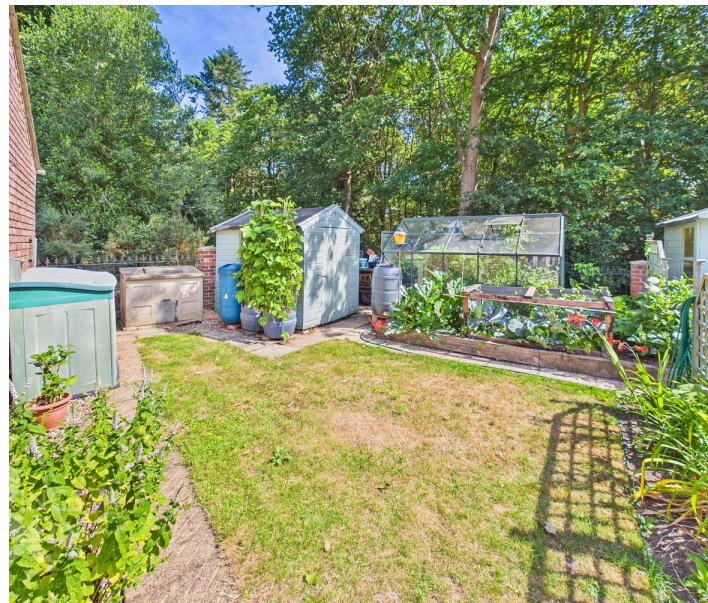


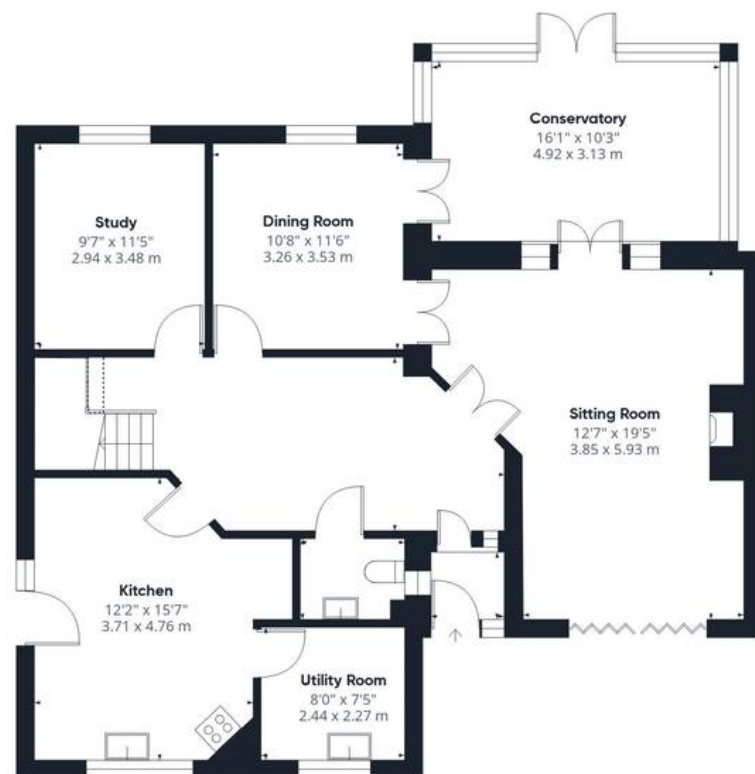




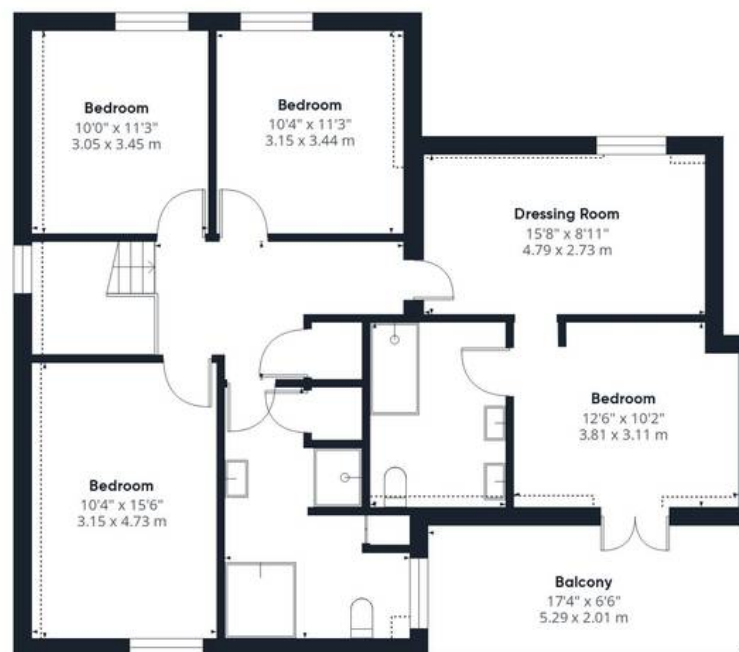
## THE GREAT OUTDOORS

Enjoying a 0.21 acre plot (stms), the gardens to the front and rear remain private and secluded. The rear gardens are laid to lawn and currently separated to provide a private space to the annexe. Enjoying a tree lined backdrop, various planting can be found, with a brick built barbecue, various storage options, and access to the large driveway.

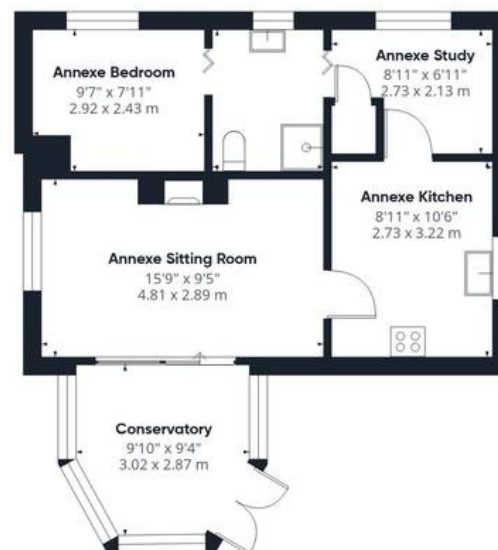




**Ground Floor** Building 1



**Floor 1** Building 1



**Ground Floor** Building 2

**Approximate total area<sup>(1)</sup>**

2631 ft<sup>2</sup>

244.5 m<sup>2</sup>

**Balconies and terraces**

114 ft<sup>2</sup>

10.6 m<sup>2</sup>

**Reduced headroom**

32 ft<sup>2</sup>

3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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