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Wood View, Pedham Road, Hemblington, Norfolk, NR13 4QB

Wood View is a substantial and highly versatile family home, comprising a four-bedroom detached residence alongside a detached two-bedroom annexe, ideal for multi-generational living, guest accommodation, or potential income. The property is nestled in the peaceful village of Hemblington, a short distance from Blofield Heath, where local amenities include a convenience store and post office, primary school, Indian restaurant, and community centre. Further facilities can be found in the neighbouring villages of Blofield and Brundall, both approximately three miles to the south.

Enjoying a tranquil countryside setting, Wood View sits centrally within its generous plot and is surrounded by beautifully maintained gardens to both the front and rear. Lawned areas are framed by mature flower beds and complemented by a charming summer house overlooking the rear garden, along with several paved seating areas, perfect for alfresco dining and entertaining family and friends.

Positioned discreetly to the rear of the plot, the detached annexe benefits from a high degree of privacy, with its own garden and independent access. The property also offers two separate parking areas, one serving the main residence and the other dedicated to the annexe.





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& HURRELL**

- DETACHED FAMILY HOME
- WELL PRESENTED THROUGHOUT
- IDEAL FOR MULTI-GENERATIONAL LIVING

- WELL STOCKED GARDENS WITH SEATING AREAS
- OVER 2,700 SQUARE FEET OF ACCOMMODATION
- OFF-ROAD PARKING FOR BOTH HOUSE & ANNEXE

- APPROXIMATELY THREE MILES TO BLOFIELD & BRUNDALL
- PRINCIPLE SUITE WITH DRESSING ROOM, EN-SUITE AND BALCONY
- FOUR BEDROOM HOUSE WITH TWO BEDROOM DETACHED ANNEXE

Extending to over 2,700 sq ft of accommodation, the main house welcomes you via a spacious entrance hall. From here, doors lead to a comfortable lounge featuring a fireplace, with doors opening to the garden on one side and a conservatory on the other. Beyond lies a generous kitchen/diner with adjoining utility room, along with a study, downstairs cloakroom, and a separate formal dining room. To the first floor, the landing leads to four bedrooms. The impressive principal suite features a dressing room, en-suite shower room, and a balcony enjoying countryside views, while the remaining three bedrooms are served by a spacious family bathroom.

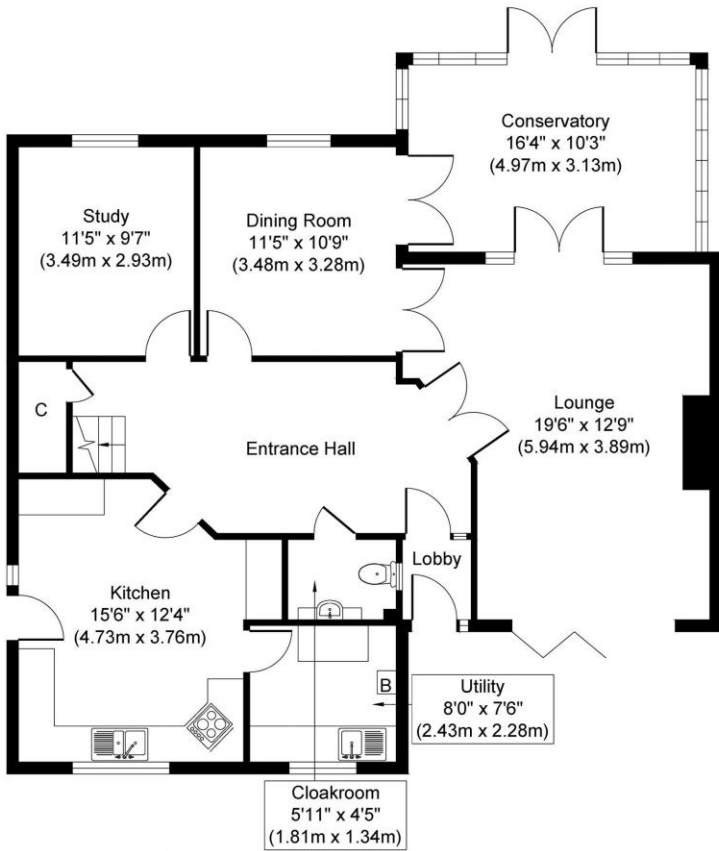
The single-storey annexe offers well-proportioned and flexible accommodation, comprising two bedrooms connected by a Jack-and-Jill shower room, a kitchen, a lounge with feature fireplace, and a conservatory serving as the main entrance.

The property's appeal is further enhanced by its convenient location, lying less than six miles from Wroxham, often referred to as the Capital of the Norfolk Broads, with its boating opportunities and riverside eateries. The historic city of Norwich is approximately eight miles to the west, offering an extensive range of shopping, dining, cultural attractions, and excellent transport links.

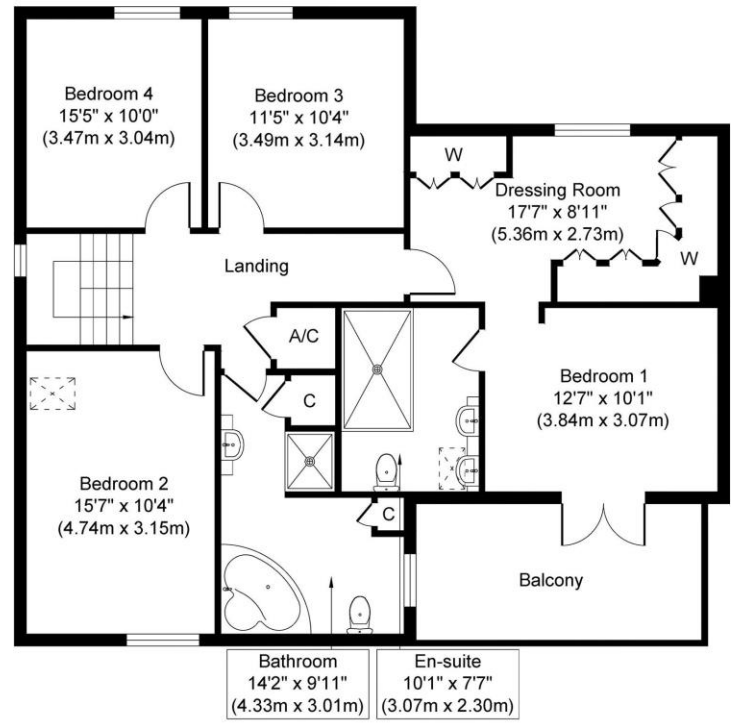




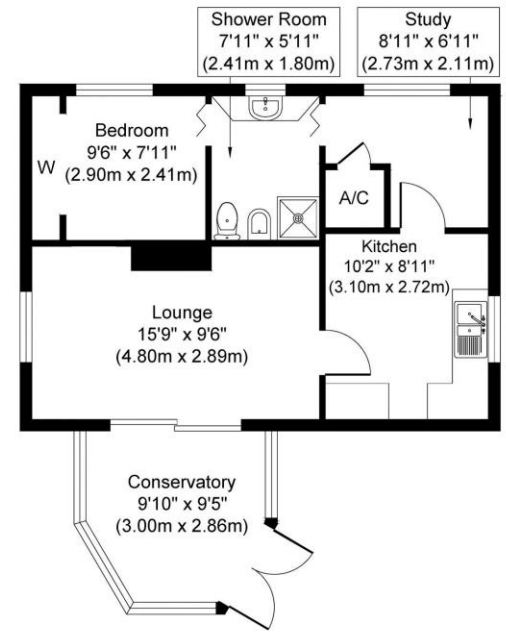
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Ground Floor
Approximate Floor Area
1210 sq. ft
(112.38 sq. m)



First Floor
Approximate Floor Area
1033 sq. ft
(95.99 sq. m)

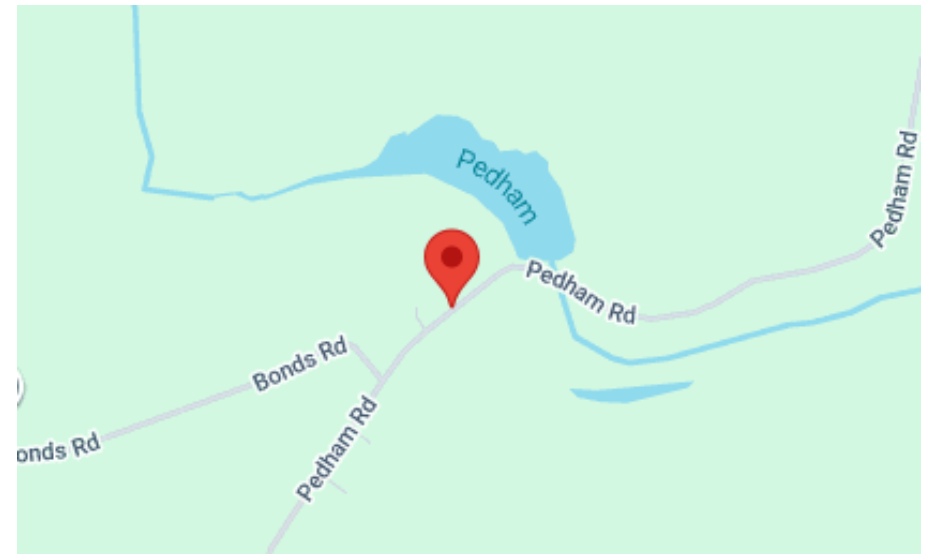


Annexe
Approximate Floor Area
530 sq. ft
(49.26 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		





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Second Home Service	Property Cleaning Service	Mortgages	Solicitors	Surveyors	Service Providers	



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