



Pedham Road, Hemblington - NR13 4QB



Pedham Road

Hemblington, Norwich

Situated in a RURAL NON-ESTATE SETTING, this DETACHED BUNGALOW offers a rare opportunity to enjoy privacy and tranquillity on a NON-OVERLOOKED PLOT measuring approximately 0.13 ACRES (stms). The property provides an impressive 1033 Sq. ft (stms) of versatile accommodation, beginning with a welcoming entrance porch and hall incorporating STORAGE that leads into the spacious 15' SITTING ROOM, perfect for relaxing or entertaining guests. Flowing seamlessly into the 11' OPEN PLAN DINING ROOM, this sociable layout is ideal for family gatherings or dinner parties. The FITTED KITCHEN features ample storage and workspace, with an adjacent GARDEN ROOM that offers a peaceful spot for morning coffee. THREE BEDROOMS provide comfortable accommodation for family or guests, while the FAMILY BATHROOM includes both a bath and a separate SHOWER for added convenience. Throughout, the bungalow is designed to maximise natural light and create a sense of space. Additional highlights includes a DRIVEWAY, leading to a CARPORT and a SINGLE GARAGE with power and lighting - ideal for storage or a workshop providing ample parking for multiple vehicles, and an area for a BOAT/CARAVAN behind a removeable fence on wheels with dropped curb. Step outside to THE GREAT OUTDOORS, where the property reveals its full charm.



The GENEROUS GARDENS are enclosed by mature hedging and a variety of established shrubbery, ensuring complete privacy and a non-overlooked aspect from every angle. Laid predominantly to lawn, the grounds offer several distinct patio seating areas, perfect for al fresco dining or simply enjoying the peaceful rural surroundings. A COVERED PATIO sits conveniently adjacent to the garden room, providing an ideal space for outdoor entertaining whatever the weather. Steps lead down to a delightful TIMBER-BUILT SUMMER HOUSE, offering further patio space and a tranquil retreat within your own grounds.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F

- Detached Bungalow in a Rural Non-Estate Setting
- Non-Overlooked Plot of 0.13 Acres (stms)
- Approx. 1033 Sq. ft (stms) of Accommodation
- 15' Sitting Room & 11' Open Plan Dining Room
- Fitted Kitchen & Adjacent Garden Room Ideal for Morning Coffee
- Three Bedrooms & Family Bathroom Including a Shower
- Mature South Facing Gardens with a Range of Planting & Timber Built Summer House
- Single Driveway with Carport & Single Garage & Separate Parking area for a Boat/Caravan/Vehicle With Dropped Curb.



The Hamlet Pedham, with approx 30 properties, is attached to the Broadland Village of Hemblington and 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

Set back from the road and screened behind high-level hedging, a driveway offers off-road parking for several vehicles with access leading to the main property, car port and adjacent garage. The front gardens are laid to lawn and enclosed with a range of shrubbery, trees, and hedging, whilst a secondary parking area with a sliding gate, offers parking for a boat or caravan.

THE GRAND TOUR

Stepping inside the porch entrance creates the ideal meet and greet space with built-in storage cupboards, and a door taking you to the main hall entrance, finished with fitted carpet underfoot, and the loft access hatch above (boarded, with ample storage) - doors lead off to the bedroom and living accommodation. Enjoying dual aspect views to front and side, the open-plan sitting/dining room is centred on a natural looking coal feature LPG fireplace with a decorative surround and hearth, with fitted carpet underfoot and a low-level wall separating the dining area, which continues with wood effect flooring, whilst enjoying a large picture window to front, which overlooks the garden. Sitting adjacent, the kitchen offers a fully fitted range of wall and base level units, with integrated cooking appliances, including an inset electric hob, with extractor fan above, built-in eye-level electric double oven, tiled splash-backs running around the work surface, and a 'pull out' breakfast bar. Space is provided for a fridge and washing machine, with a cupboard housing the central heating boiler, whilst a further door takes you to the garden room beyond, with tiled effect flooring underfoot and space for a bistro set or seating. Large windows allow for fantastic views across the lawn garden, whilst a door takes you to a covered seating area which sits adjacent.

The three bedrooms all lead off the hall entrance and are finished with fitted carpet and include built-in wardrobes and storage to each room. The current owner uses one room as an office and another as an extra family room. The family bathroom sits adjacent with a four-piece suite including storage under the hand wash basin, tiled bath, and walk-in shower cubicle, all finished with tiled splash-backs.

FIND US

Postcode : NR13 4QB

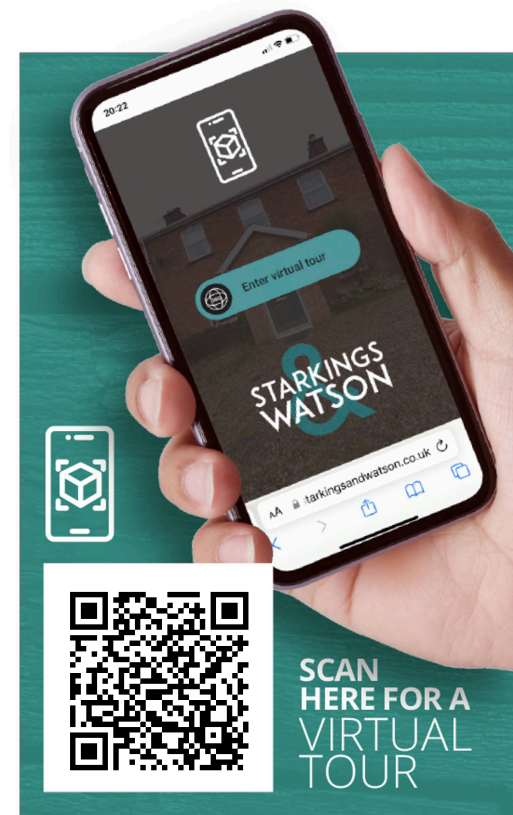
What3Words : ///dumps.plant.salmon

VIRTUAL TOUR

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

AGENTS NOTES

The property utilises a private septic tank for drainage and has FTTP connection throughout the property.



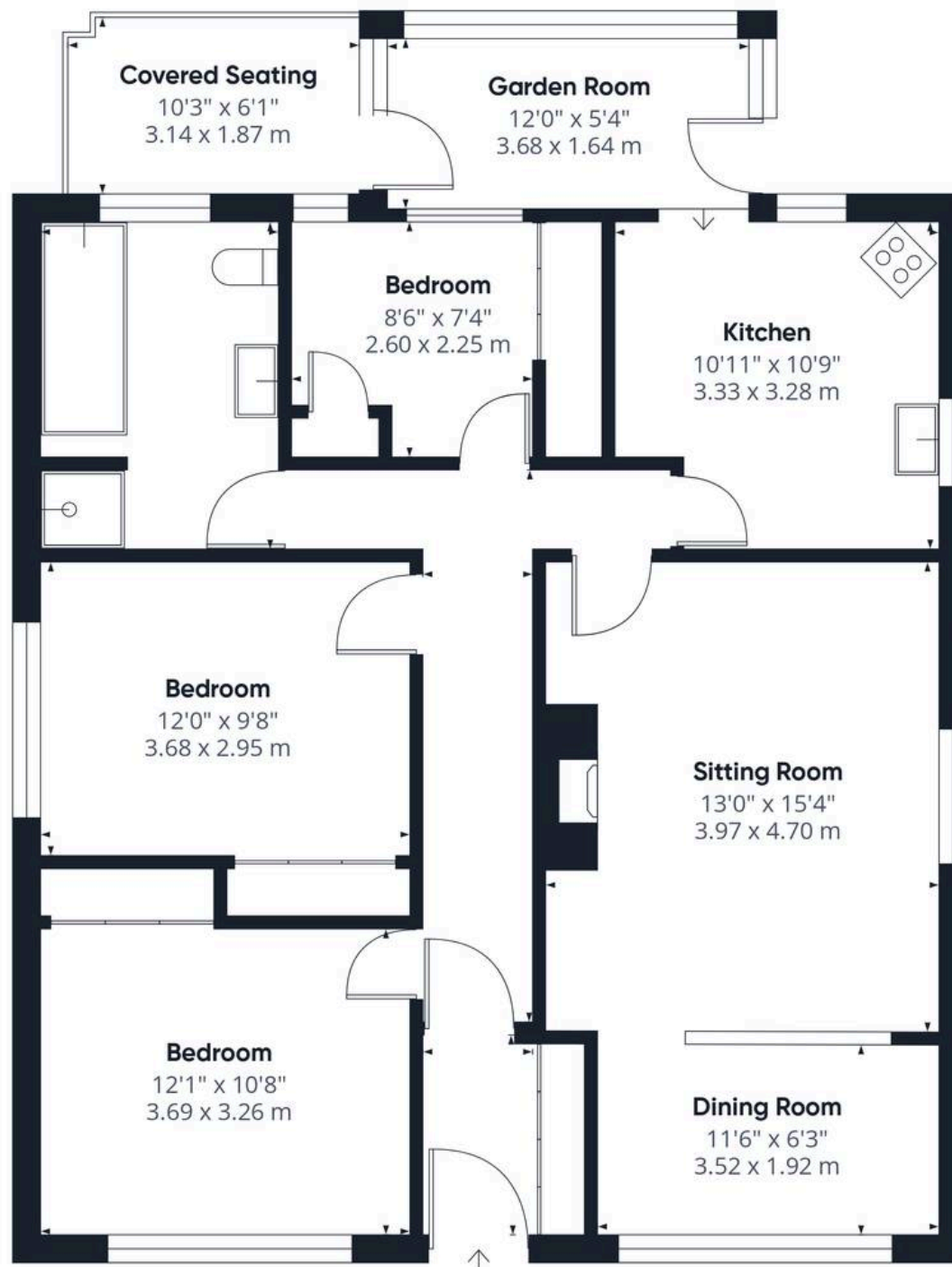




THE GREAT OUTDOORS

Heading outside, the large, south facing garden is enclosed within mature hedging and shrubbery, ensuring a private and non-overlooked aspect, whilst being laid to lawn and including various patio seating areas. The first notable area is the covered patio adjacent to the garden room. With steps leading down the garden, a timber-built summerhouse can be found, with further patio space, along with access to the garage. The garage is accessed via double doors to front, with a window to side, power and lighting.





Ground Floor Building 1

Approximate total area⁽¹⁾

1033 ft²

95.8 m²

Balconies and terraces

61 ft²

5.7 m²

(1) Excluding balconies and terraces

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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