



Pedham Road, Hemblington - NR13 4QB



Pedham Road

Hemblington, Norwich

This DETACHED BUNGALOW offers a rare combination of privacy, versatility, and modern comfort, set within a STUNNING TREELINED LOCATION on an APPROX. 0.20 ACRE PLOT (stms). Boasting an EXTENDED, MODERNISED, and UPDATED INTERIOR, the property is presented in MOVE-IN CONDITION and offers approx. 1050 Sq. ft (stms) OF ACCOMMODATION, complemented by a further 309 Sq. ft OF GARAGE and WORKSHOP SPACE (stms). Upon entering, you are greeted by a welcoming hallway leading to a LIGHT and BRIGHT SITTING ROOM, featuring a WOOD BURNER for cosy evenings and views over the front garden. The MODERN KITCHEN/BREAKFAST ROOM is thoughtfully designed with contemporary finishes, plentiful workspace, while a SEPARATE UTILITY ROOM offers EXTENSIVE STORAGE, space for appliances and convenient access to the outside. The bungalow features THREE WELL-PROPORTIONED BEDROOMS, a FAMILY BATHROOM with a SHOWER over the bath, and a LUXURY EN SUITE with a WALK-IN DRESSING ROOM to the principal bedroom, providing a private retreat with a touch of indulgence.

The interior layout flows effortlessly, creating an inviting atmosphere ideal for both family life and entertaining. Step outside and discover THE GREAT OUTDOORS, where the rear garden has been transformed through EXTENSIVE LANDSCAPING into a tranquil haven. Steps descend to a VAST RAISED PATIO AREA, perfect for ALFRESCO DINING, relaxing with friends, or enjoying the peaceful TREELINED VIEWS. Further steps and a ramp ensure EASY ACCESS for mobility and gardening, while GATED ACCESS leads to the side of the property and a door into the GARAGE, which is fully equipped with POWER AND LIGHT. The adjoining WORKSHOP features DOUBLE DOORS, a separate entrance, and a USEFUL SHOWER ROOM (ideal after gardening or for pets). The MAIN GARDEN is laid to grass with MATURE PLANTING, and an array of FRUIT TREES.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:



- Detached Bungalow with Stunning Treelined Views
- Approx. 0.20 Acre Plot with Substantial Outbuildings
- Extended, Modernised & Updated Interior Presented in Move-In Condition
- Approx. 1050 Sq. ft of Accommodation & 309 Sq. ft of Garage & Workshop Space (stms)
- Light & Bright Sitting Room with Wood Burner
- Modern Kitchen/Breakfast Room & Separate Utility Room with Extensive Storage
- Three Bedrooms & Family Bathroom with a Shower
- Walk-in Dressing Room & Luxury En Suite to the Principal Bedroom

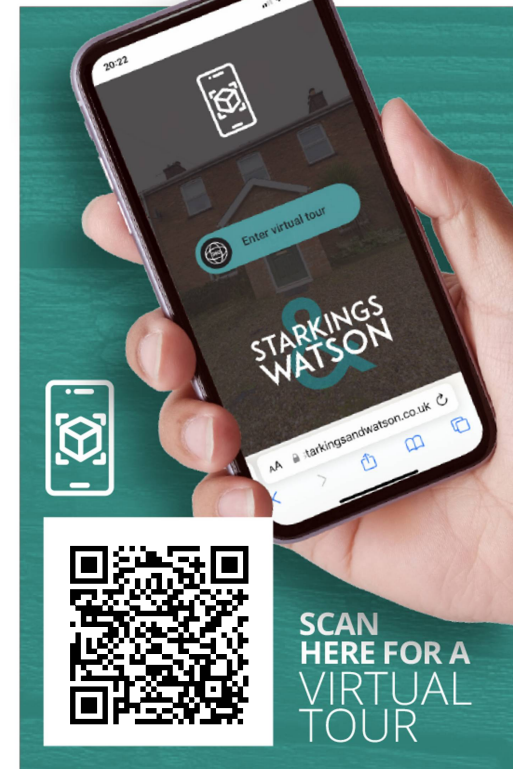
The Broadland Village of Hemblington is situated East of the City of Norwich, adjacent to the larger neighbouring village of Blofield Heath. The village provides good transport links via both the Brundall and Lingwood train stations along with regular buses travelling to both Norwich and Great Yarmouth. 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

Set back from the road with a block paved driveway, there is ample parking and turning space, leading to the garage which is concealed to the side. Mature hedging enhances the green setting, with an area of lawn to the front.

THE GRAND TOUR

Heading inside, a porch entrance greets you, providing a practical space for coats and shoes, with a further door into the hall entrance. Wood effect flooring flows underfoot, with doors to the bedrooms and living space. Starting in the sitting room, a feature brick built fireplace creates a focal point with a cast iron woodburner and timber beam above. Wood effect flooring runs under foot, with two uPVC double glazed windows to front, and ample room for sitting and dining. A door takes you to the adjacent kitchen/breakfast room, with an L-shape arrangement of kitchen units, with space for an electric cooker. The utility room sits beyond, with a further range of storage cupboards, space for a tumble dryer, dishwasher and washing machine - with wood effect flooring. The first bedroom faces to front and is an excellent sized double bedroom with a picture window to front. The main bedroom sits to the rear, with an open plan dressing room which has been fitted with a large full width wardrobe and a roof light above. An en suite also leads off, with contrasting tiled splash backs, useful storage under the sink and a rainfall shower. The third bedroom enjoys tree lined garden views and includes a built-in cupboard, whilst the family bathroom is adjacent with a shower over the bath, storage under the sink and a heated towel rail.







THE GREAT OUTDOORS

The rear garden is something to behold. Having undergone extensive landscaping and groundwork's, steps lead down to a vast raised patio area which is perfect for alfresco dining and potted plants, whilst taking in the treelined setting. The oil tank is screened to one end, whilst a slate topped and brick built log store sits adjacent. Steps lead down to the main garden, along with a ramp to make mobility and gardening easy. Gated access leads to the side, with a door into the garage - complete with power and light. Heading down the ramp, a useful workshop includes double doors to the side and a door to front, with a useful shower room internally - perfect for use after gardening or for dogs! The main garden is laid to grass, with mature planting, and various fruit trees including two eating apples and two Bramley apples. A stream runs at the end of the garden adding to the peaceful setting.

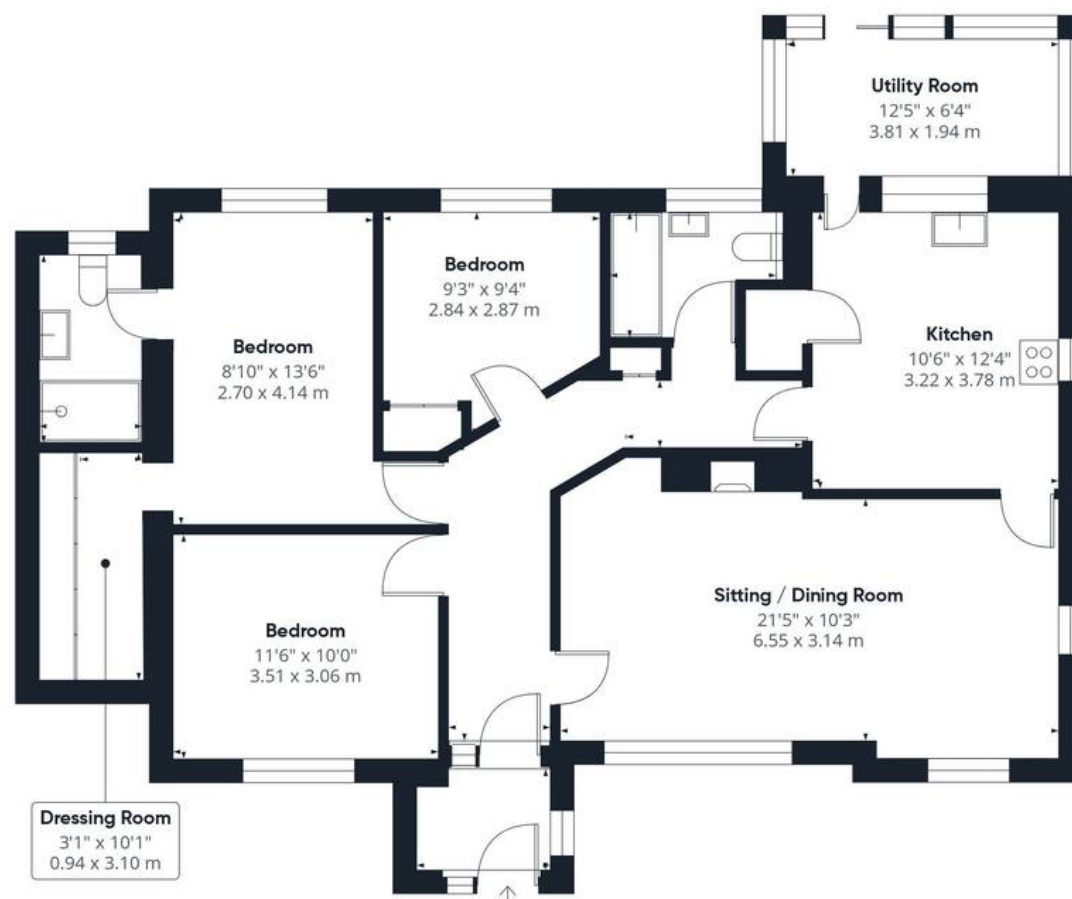
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What3Words : ///husky.archive.pulsing

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property. **AGENTS NOTE**
The property uses a private Klargester sewerage treatment plant.



Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1359 ft²

126.4 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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