



Introducing  
Mill Road  
Hempnall

**SOWERBYS**

Sowerbys are delighted to present this versatile and well presented, detached, three bedroom bungalow, located in the popular village of Hempnall. The property boasts a large modern kitchen, neutral interior, generously sized bedrooms and is available unfurnished, benefitting from a private enclosed garden and ample parking. The property is situated just around the corner from the local butchers, good village school and doctor's surgery.

Upon entering the property through the front entrance, prospective applicants are welcomed into the spacious and well-lit hallway, with access to all areas of the property. The spacious living room offers a built in period fireplace and large windows filling the room with natural light. This space allows room for all desired furnishings and possessions.

The three double bedrooms are generously proportioned, with one offering an en-suite shower room. Leading through the property prospective applicants will find the internal bathroom, complete with a three-piece suite and shower over bath.

The modern kitchen is the heart of this home, offering versatility and space in abundance. The kitchen overlooks the rear garden with wrap around windows, making it a bright space, ideal for entertaining and making the most of the warmer summer evenings. Complete with electric hob and oven and a stainless steel 1 ½ sink with drainer. There is ample space for a dining table, or alternatively the extra space in the kitchen has been utilised as a study area.

The rear garden is enclosed with a timber fence, and there is side gate access to the garage and carport, offering ease of access to the property and storage. The shingle driveway has ample parking for three cars and has an adjacent lawn area.

The property is available now.

## **HEMPNALL**

The popular village of Hempnall is situated approximately 15 miles north of the market town of Diss and approximately 11 miles south of the Cathedral City of Norwich. The village offers a lovely community feel with an excellent butchers and deli, village store, doctors' surgery and a primary school. The market town of Diss provides many day to day shopping facilities as well as a main line railway station serving London Liverpool Street. The Cathedral City of Norwich offers two shopping centres, many high street shops, restaurants and leisure facilities. There is a main line railway station and international airport

## **COUNCIL TAX**

Band C.

## **LOCATION**

What3words: ///broker.resting.apart

## **AGENT'S NOTES**

Pets By Negotiation

Gas Central Heating

Available Now

Unfurnished

12 Month Initial Tenancy

## **ENERGY EFFICIENCY RATING**

D. The reference number or full certificate can be obtained from Sowerbys upon request.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number.



# SOWERBYS

Sowerbys Estate Agents Limited is a company registered  
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