



Mill Road, Hempnall - NR15 2LP

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Mill Road

Hempnall, Norwich

Set within the HEART of the village you will find this SUBSTANTIAL HOME offering a SOUTH FACING GARDEN and DOUBLE GARAGE - all within walking distance to local amenities. Once inside you will find a STUNNING ENTRANCE HALL which leads to a CLOAKROOM, STUDY, SITTING ROOM with a FEATURE FIRE PLACE and IMPRESSIVE OPEN PLAN KITCHEN/DINING ROOM with separate UTILITY and space for soft furnishings. The kitchen offers a CENTRAL ISLAND and PART VAULTED CEILING which is finished with VELUX WINDOWS - flooding the room with natural light. Upstairs comprises FOUR DOUBLE BEDROOMS with EN SUITES to the MAIN and GUEST BEDROOMS, whilst the family bathroom completes the first floor. OUTSIDE the property enjoys a SOUTH FACING wrap around garden with ample room for entertaining and family games. To the front of the property will find AMPLE PARKING for SEVERAL VEHICLES and the DOUBLE GARAGE.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Substantial Detached Character Home
- Grand Welcoming Reception Hall
- Sitting Room with Feature Fire Place
- Stunning Kitchen/Family Room
- Four Double Bedrooms
- Main Bedroom & Guest En Suites
- South Facing Gardens
- Double Garage & Driveway

The property is situated in the village of Hempnall, which is located approximately 20 minutes from Norwich (some 12 miles) and 25 minutes from Diss. Local amenities can be found within the neighbouring villages, whilst Hempnall offers excellent schooling, shops, health centre, garages and village hall. The City of Norwich offers a wealth of amenities and transport links, whilst Diss also offers a mainline railway to London Liverpool Street and Norwich.







THE GREAT OUTDOORS

Leading through double doors you will find a sizable walled wraparound garden with well maintained borders, and feature raised beds with wooden railway sleepers. A lawned area and hard standing patio can also be found providing the ideal space for alfresco dining and entertaining.

SETTING THE SCENE

The property is approached via a gravel drive with ample space for more than two cars with access to the double garage.

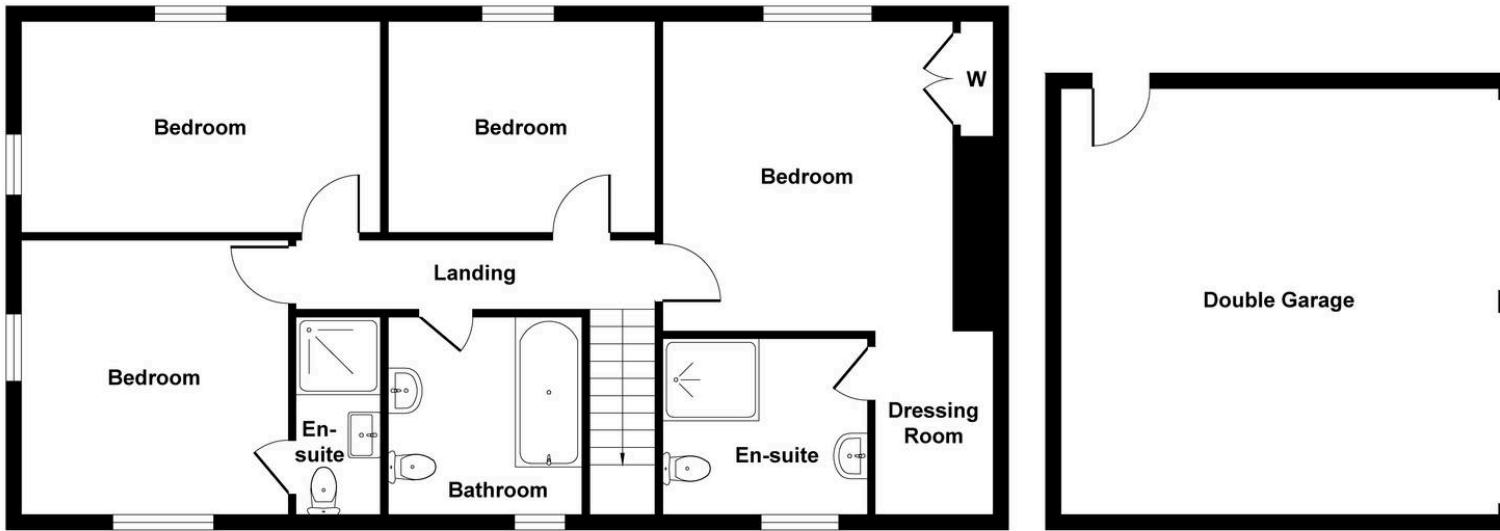
FIND US

Postcode : NR15 2LP

What3Words :

///snapping.relatives.bootleg





First Floor
 Approximate Floor Area
 903 sq. ft
 (83.89 sq. m)

Garage



Ground Floor
 Approximate Floor Area
 1215 sq. ft
 (112.87 sq. m)

Approx. Gross Internal Floor Area 2118 sq. ft / 196.76 sq. m





Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336226 • lettingteam@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.