



**Bridge Terrace, The Street, Hempnall, NR15 2LR**

**Guide Price £230,000 to £240,000**



01508 531331

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# Property Features

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- Price guide £230,000 to £240,000
- Heating - electric
- Extended character cottage
- Drainage - mains
- Private enclosed rear garden
- Council Tax Band B
- Off road parking for 2 cars
- Freehold
- Energy Efficiency Rating E.

## Full Description

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Thought to date back to the 1800's this charming character cottage has been extended to provide spacious accommodation which is presented in a most immaculate condition.

Bridge Terrace is located within walking distance of the heart of the village and is also within close proximity to the beautiful open rural countryside surrounding the village. Over the years Hempnall has proved to be a popular and sought after village having a good demographic with a strong local community helped by having a good infrastructure with local shopping facilities including a village store and post office, doctors surgery, schooling and a garage.

The nearby village of Long Stratton provides a further more extensive range of day to day amenities and facilities being some 5 or so miles to the south, whilst the city of Norwich is within short commuting distance being 13 miles to the north.

To the rear of the property pathway access leads through to the formal garden which offers privacy and peaceful surroundings and brick shed/store. This is a laid to lawn garden enclosed by a mixture of mature hedging and fencing panels and a rustic brick wall forms a boundary with the churchyard. The property benefits from off road parking for two cars and viewing would be highly recommended to fully appreciate the size and setting of this delightful property.



The accommodation comprises:-

### **SITTING ROOM**

Timber and glazed front entrance door, front aspect cottage style window, exposed brick fire place with black cast iron woodburner set upon pamment tile hearth with oak beam mantle over, staircase to first floor and doorway through to:

### **KITCHEN/DINER**

Fitted with a full range of light beech shaker style base and wall units with work surfaces over, integral eye level double electric oven, ceramic hob with extractor fan above, plumbing for dishwasher and washing machine, inset single drainer sink unit and mixer tap, rear and side aspect uPVC double glazed windows, space for upright appliance and further under counter appliance, built in storage cupboard, ample space for family sized table and chairs, door through to rear hallway and:

### **BATHROOM**

Three piece bathroom suite in white comprising of bath with electric shower over in tiled area, pedestal wash hand basin, low level wc, heated towel radiator and rear aspect obscured double glazed window.

Horseshoe shaped staircase in pine leads to first floor landing with fitted cupboards and batten and brace doors to both bedrooms.

### **BEDROOM ONE**

Found to the front of the property and being a generous sized double bedroom with built-in cupboard.

### **BEDROOM TWO**

Found to the rear of the property and being another decent double bedroom.

**OUR REF: LO996**





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
860.78 ft<sup>2</sup>

Reduced headroom  
22.91 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Beatrix Potter Cottage  
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Norwich  
NR15 2XJ

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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