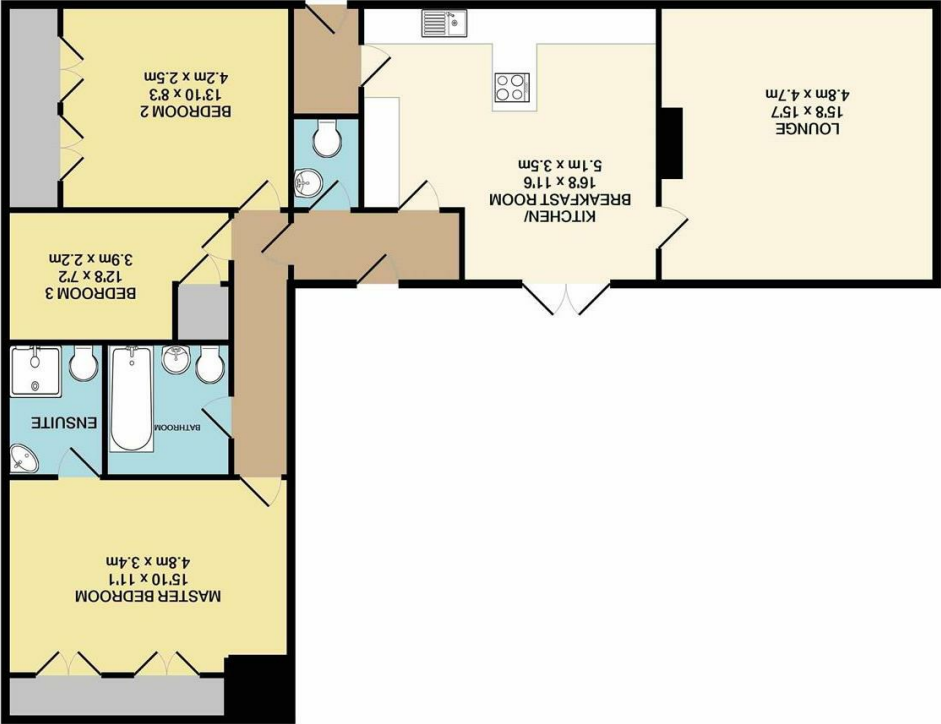


TOTAL APPROX. FLOOR AREA 1189 SQ.FT. (110.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Three Bedroom Single Storey Barn Conversion - Guide Price £390,000 - £450,000

**Hempnall Road, Norwich, NR15**



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Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.

| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) A                                 |           |
| (81-91) B                                   |           |
| (69-80) C                                   |           |
| (55-68) D                                   |           |
| (39-54) E                                   |           |
| (21-38) F                                   |           |
| (1-20) G                                    |           |
| Not energy efficient - higher running costs |           |
| EU Directive 2002/91/EC                     |           |
| England & Wales                             |           |

## Hempnall Road, Norwich, NR15

Three Bedroom Single Storey Barn Conversion - Guide Price £390,000 - £450,000

abbotFox presents this stunning, single-storey barn conversion. Located on a private plot, alongside a selection of executive barns, this home retains a sense of character and charm throughout whilst offering all the conveniences of modern living. With the property benefiting from three generous bedrooms, en-suite to master and family bathroom. The living accommodation offers an open plan kitchen diner, with a stunning lounge with vaulted ceilings. Externally, this home provides a private, enclosed garden, with ample off road parking for several vehicles and a detached garage. Situated within easy reach of Norwich nearby well-served villages, this home presents an ideal opportunity for any family. An internal viewing comes highly recommended.

Guide Price - £390,000 - £400,000

### KEY FEATURES

- Single storey barn conversion
- Three bedrooms
- Generous living accommodation
- Ample off road parking
- Detached single garage
- Popular location
- Viewing advised

### SITUATION

Fritton is a small rural village in South Norfolk which neighbours Hempnall. Hempnall provides a primary school, doctors surgery, village shop, post office, church and active community. The attractive village of Long Stratton is just over 4 miles away and provides numerous shops, schools and all other essential amenities.

Approximately 12 miles to the north is the city of Norwich offering nationally acclaimed shopping facilities, a variety of excellent cafes and restaurants, exciting nightlife and rich culture and history. It provides regular train services to London Liverpool Street and Norwich Airport provides domestic and international flights.

### SERVICES

All main services connected

### LOCAL AUTHORITY

South Norfolk District Council

### COUNCIL TAX BAND

Band G

### TENURE

Freehold

