



# Whittley Parish

**Lundy Green, Hempnall, NR15 2NU**

**Asking Price £400,000**



# Property Features

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- 1960's build
- Many original features
- Generous plot approx 1/2 acre
- Desirable location
- Countryside views
- Council Tax Band E
- Freehold
- Energy Efficiency Rating F

## Full Description

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Set well back from the road the property enjoys a pleasing situation adjacent a bridleway and surrounded by open countryside. Located on the desirable Lundy Green, close to the village of Hempnall, where you will find range of day to day amenities and local shopping facilities including a butchers, delicatessen, local store, post office, doctors surgery, schooling and garage. The nearby village of Long Stratton offers a further more extensive range of day to day amenities and facilities and is found only four miles to the south and the city of Norwich lies only ten miles to the north both along the A140.

The property comprises of an individually designed four bedroom detached chalet built by the owners some sixty years ago. The property has been lovingly maintained during this time and still retains many original features from this era. Further benefitting from upvc double glazed windows and doors and being heated by an oil fired central heating boiler.

Externally the property is approached via a driveway leading to an integral garage with up and over door and power/light. The front garden is tiered with two lawned areas and bordered by flower beds and enclosed by low picket fencing. The main gardens to the rear are accessed via side gates to each side of the property and are generous in size being predominately laid to lawn. A separated area was once home to vegetable plots with greenhouse and potting shed which then backs onto neighbouring paddocks.



## **PORCH**

Of upvc construction with timber door giving access to:-

## **ENTRANCE HALL**

With impressive wood panelling to the walls, stairs leading to the first floor, doors to:-

## **SITTING ROOM 23' 10" x 12' 1" (7.28m x 3.70m)**

Double timber doors give access with a step down into this well-proportioned room with triple aspect windows flooding the room with natural light. Ceiling timbers, open fireplace with stone hearth and surround, feature bar area enhanced with mosaic mirror tiles.

## **DINING ROOM 13' 10" x 9' 11" (4.24m x 3.03m)**

With front aspect window and ample space for large dining table and chairs.

## **KITCHEN 15' 1" x 11' 10" (4.62m x 3.62m)**

Fitted with the original 1960's base and wall units and being in excellent condition throughout, stainless steel sink overlooking the rear garden, door giving access to an aluminium framed lean to conservatory and to the garden beyond..

## **LOBBY 10' 7" x 3' 9" (3.24m x 1.15m)**

Useful space for hanging coats and shoe storage with door leading to:-

## **CLOAKROOM 6' 4" x 5' 9" (1.95m x 1.76m)**

Two piece suite in white comprising low level w.c. and wall hung hand wash basin.

## **STAIRS TO FIRST FLOOR LANDING**

Airing cupboard housing the hot water cylinder and further cupboard with slatted shelving, doors to all bedrooms and bathroom.

## **MASTER BEDROOM 17' 8" x 12' 1" (5.40m x 3.69m)**

Door to substantial eaves storage, rear aspect window, connecting door to:

## **NURSERY/BEDROOM FOUR 12' 0" x 7' 10" (3.67m x 2.39m)**

With rear aspect window.

## **BEDROOM TWO 15' 1" x 11' 7" (4.60m x 3.54m)**

Generous double bedroom with rear aspect window.

## **BEDROOM THREE 16' 9" x 8' 3" (5.11m x 2.54m)**

Another good size double bedroom with front aspect dormer window.

## **BATHROOM 10' 2" x 9' 1" (3.10m x 2.77m)**

Three piece suite in primrose yellow with lowered bath, low level w.c and vanity hand wash basin.



## GROUND FLOOR



## Whittley Parish 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any 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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Beatrix Potter Cottage  
The Street  
Long Stratton  
Norwich  
NR15 2XJ

[www.whittleyparish.com](http://www.whittleyparish.com)  
[longstratton@whittleyparish.com](mailto:longstratton@whittleyparish.com)  
01508 531331

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