



BEECHCROFT

FIELD LANE, HEMPNALL, NORWICH, NR15 2QZ



Enjoying peaceful open field views beyond its extensive garden, this beautifully presented family home offers exceptional space and versatility.

A bright entrance hall with tiled flooring, built-in storage and a staircase welcomes you into the home.

To the front, the elegant sitting room features a charming fireplace and a large window, with double doors opening into the impressive kitchen/dining room. Fitted with granite worktops, a Rangemaster cooker, integrated appliances and ample dining space, it forms the heart of the home, while the adjoining utility room provides additional storage, laundry space and garden access.

bathroom with a freestanding roll-top bath, separate shower and built-in storage.

Outside, a generous brick-weave driveway provides ample parking. The beautifully landscaped rear garden enjoys open countryside views and includes spacious seating terraces, ornamental ponds, two summer houses, a greenhouse, workshop, shed and wood store, creating a private and exceptional outdoor setting.

SERVICES

connected to all mains services.

LOCAL AUTHORITY

South Norfolk Council
Council tax band - E

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 852217.

A standout feature is the vaulted garden room with exposed beams, Velux windows and French doors opening onto the garden. A cloakroom and a versatile second reception room with a wood-burning stove complete the ground floor, ideal as a snug, home office or playroom.

Upstairs, the bright landing serves four well-proportioned bedrooms, including a principal bedroom with en-suite. The remaining bedrooms are served by a stylish family

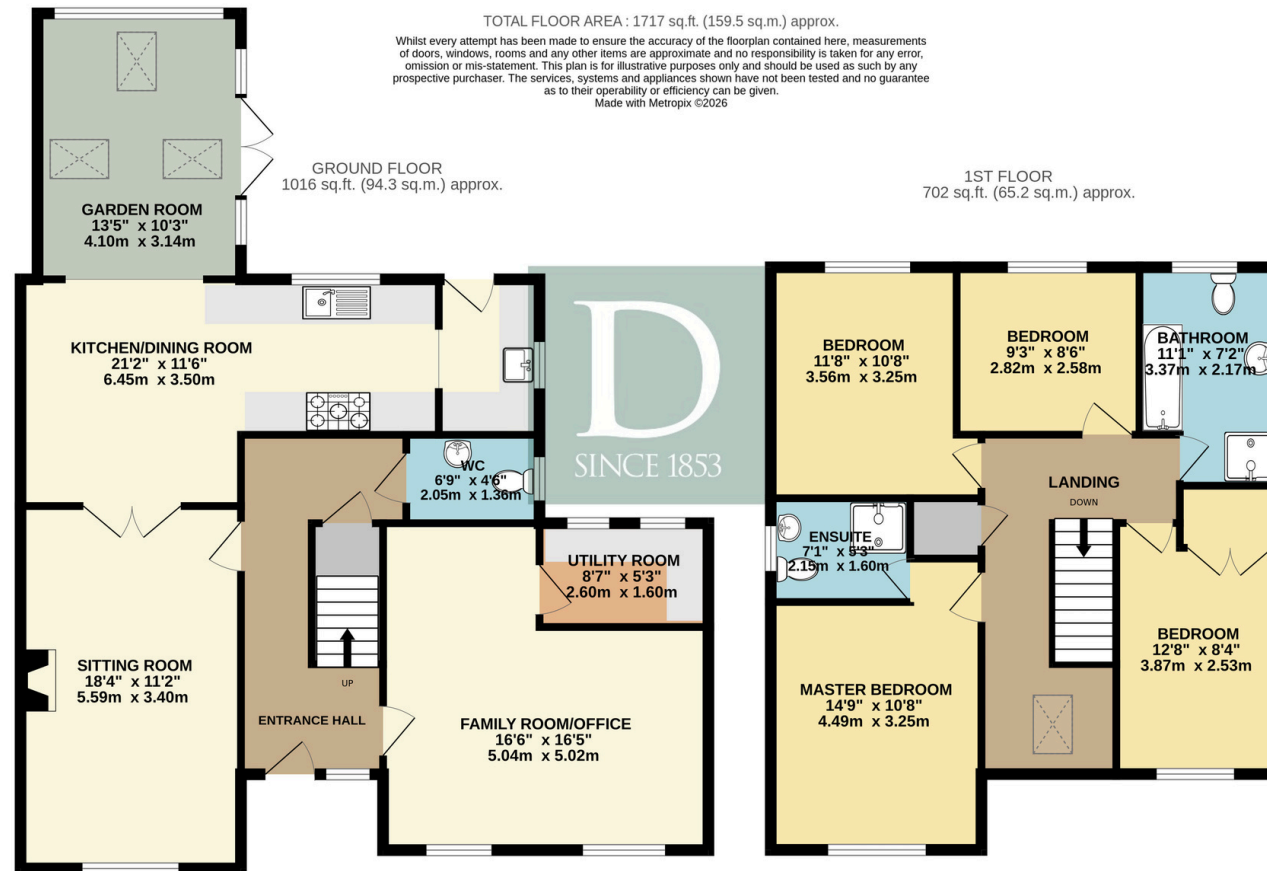








FLOOR PLAN



LOCATION

Hempnall is a village in south Norfolk, located roughly 10 miles south of the city of Norwich and 3 miles east of Long Stratton. The village has a strong community spirit with numerous clubs and activities taking place at Hempnall Village Hall, a building that can be found at the centre of the village. You can also find a local shop, bakery, medical practices and picturesque countryside walking routes.

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