



**Willow Drive, Hempnall, Norwich, NR15 2QF**

**Guide Price £300,000 to £325,000**



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# Property Features

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- Price Guide £300,000 to £325,000
- Council Tax Band C
- Remainder of 10 year NHBC warranty
- Freehold
- Integral appliances
- Energy Efficiency Rating B.
- Garage and driveway parking

## Full Description

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Willow Place is an exclusive development offering rural living at its finest and being within 25 minutes drive of central Norwich. The property comprises of a contemporary style three bedroom semi-detached house being constructed in 2022 and having the advantage of the remainder of the NHBC 10 year warranty. The property has been designed for modern family living with fibre broadband, uPVC double glazed windows and doors, gas central heating and an excellent energy efficiency rating B.

Externally the rear garden backs onto the local playing fields and is totally enclosed by panel fencing, mainly laid to lawn and with a patio area abutting the kitchen. There is a personal access door to the garage which has power and light.

The attractive and traditional village of Hempnall still retains a strong and active local community having a beautiful assortment of many period and historic properties with a good infrastructure by way of having shopping facilities including a local store with post office, doctors surgery, schooling and garage. The nearby village of Long Stratton offers a more extensive range of day to day amenities and facilities being five miles to the south whilst the city of Norwich is within easy reach lying thirteen miles to the north.



The accommodation comprises of:

### **ENTRANCE HALL**

With stairs leading to the first floor and understairs storage cupboard and doors to the lounge, kitchen and:-

### **CLOAKROOM**

Two piece suite in white comprising WC and pedestal hand wash basin.

### **LOUNGE**

A generous space filled with light from the large front aspect window.

### **KITCHEN**

Fitted with a comprehensive range of classic shaker style wall and base units and marble effect work surfaces over, integral Bosch eye level double oven, integral dishwasher, space and plumbing for washing machine, space for fridge/freezer and ample space for dining table and chairs, double doors giving access to the rear garden.

### **BEDROOM ONE**

An excellent double bedroom with rear aspect window and en-suite facilities.

### **ENSUITE**

Three piece suite comprising of oversized shower cubicle, pedestal hand wash basin and WC.

### **BEDROOM TWO**

Another double bedroom found to the front of the property.

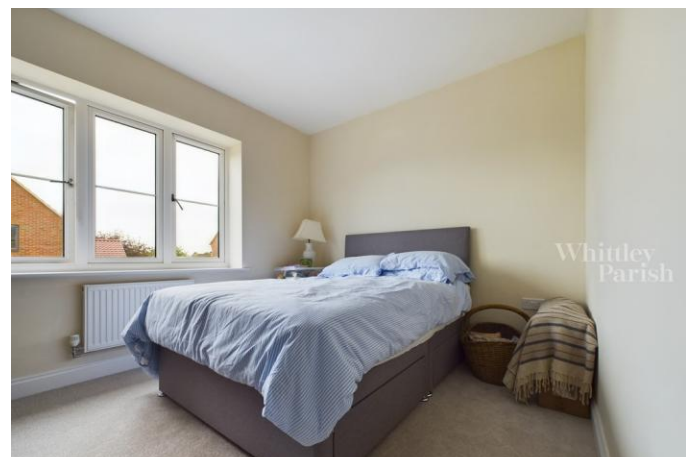
### **BEDROOM THREE**

A good sized single room again found to the front of the property.

### **BATHROOM**

Three piece suite in white comprising panel bath with shower over, pedestal hand wash basin, WC and frosted window.

**OUR REF: L0982**





Floor 0

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



Floor 1

(1) Excluding balconies and terraces

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

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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