



35 Alburgh Road, Hempnall

Norwich



Minors & Brady

35 Alburgh Road

Hempnall, Norwich

With its own private pool tucked into a beautifully landscaped garden, this exceptional six-bedroom home offers the ultimate setting for summer living and entertaining. Set in the sought-after village of Hempnall, the property blends countryside tranquillity with everyday convenience. Inside, the generous over 1,900 sqft layout includes an expansive kitchen diner, multiple reception rooms, and a converted garage offering versatile ground floor living. Two of the five upper-floor bedrooms enjoy ensuite facilities, creating comfort and practicality for families and guests alike. The yellow brick exterior, wide gravel driveway, and welcoming porch entrance add to the home's charm and curb appeal. A true lifestyle home, it promises space, flexibility, and the chance to enjoy village life at its finest—whether it's garden parties on the lawn, cosy evenings in the sitting room, or morning coffee on the patio, this home offers the setting to make everyday moments feel special.



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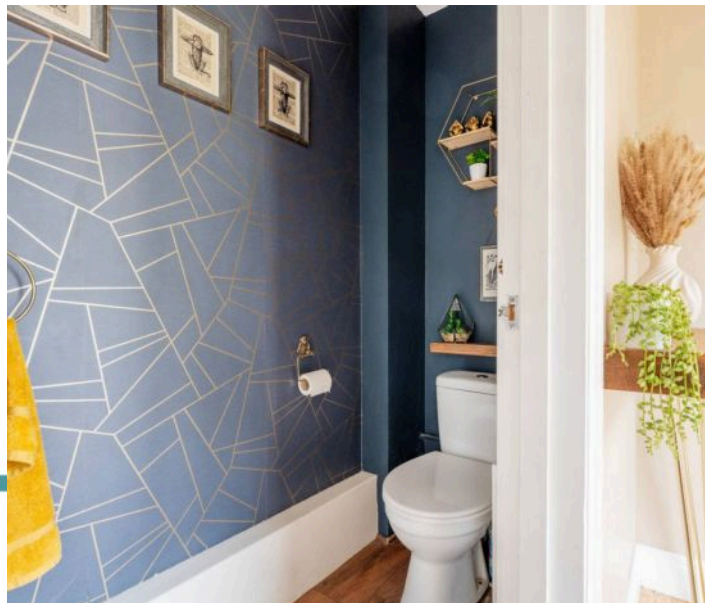
The Location

Enjoying an enviable position in the picturesque village of Hempnall, NR15, this home benefits from a setting that beautifully offers countryside charm with day-to-day convenience. Surrounded by rolling Norfolk countryside yet well-connected, Hempnall is a village where quality of life takes centre stage, a perfect choice for families, professionals, and those seeking a slower, more community-driven pace of life.

The village itself offers a well-rounded selection of amenities, ensuring daily needs are easily met without having to venture far. At its heart lies a highly regarded primary school, making it an attractive option for families prioritising strong educational foundations within a nurturing and close-knit environment. The local post office is more than just a spot for essentials, it's a familiar and friendly hub offering postal services and everyday goods, right on your doorstep.

Community life thrives in Hempnall, thanks in large part to the village hall, which hosts a vibrant calendar of events, clubs, and social activities throughout the year. From craft fairs and quiz nights to children's clubs and fitness classes, there are plenty of opportunities to meet neighbours, get involved, and truly feel at home.

For those with a passion for sport, Hempnall Tennis Club provides well-maintained courts and a welcoming atmosphere for all levels of player, with regular matches, coaching, and social tennis events. The local playing fields and open green spaces further contribute to the village's active lifestyle offering, ideal for families, dog walkers, and anyone who enjoys the outdoors.



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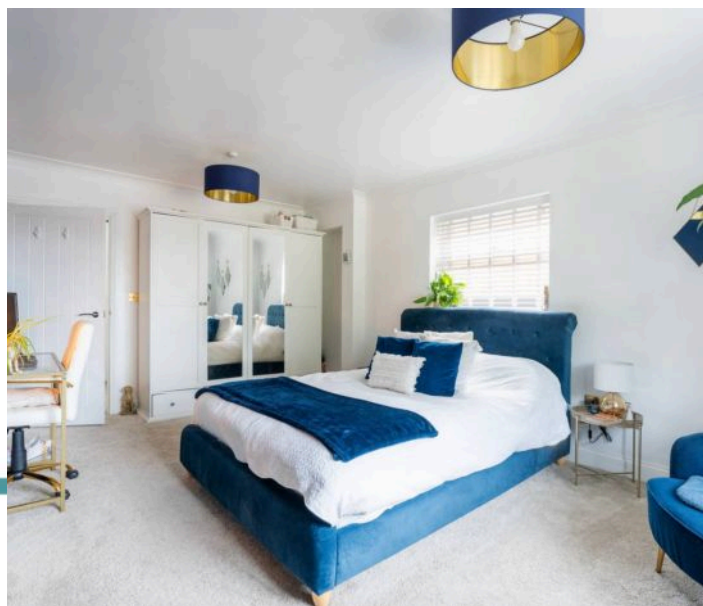
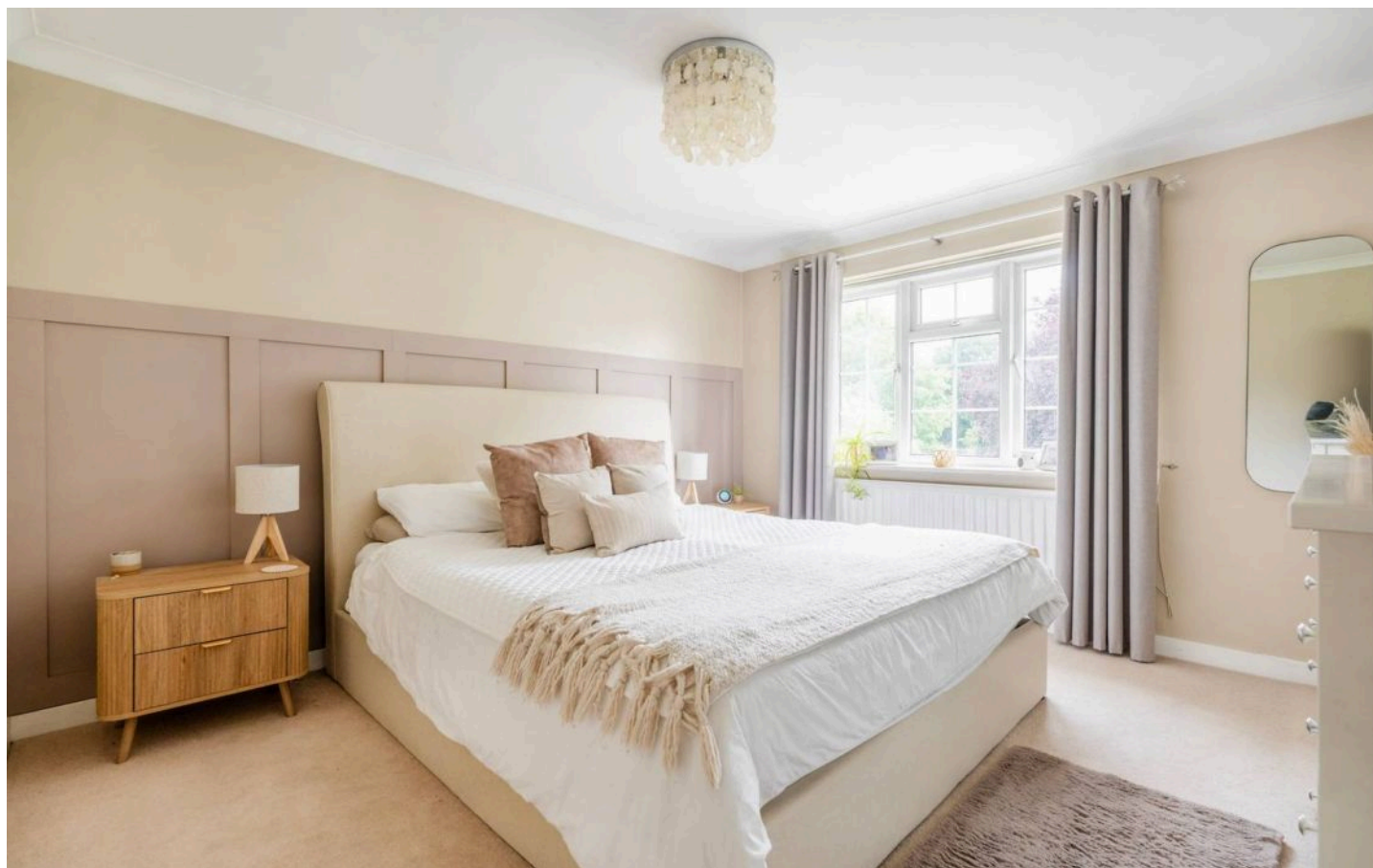
Alburgh Road, Hempnall

Set behind a wide gravel driveway, offering parking for multiple vehicles, this striking six-bedroom residence exudes charm and scale from the moment you arrive. The yellow brick exterior and welcoming porch entrance set the tone for a home that blends character, comfort and contemporary touches in perfect balance.

Step through the porch into a generous hallway that sets the tone for the spacious living beyond. To the front, the beautifully sized sitting room offers a refined yet comfortable setting, perfect for both quiet evenings and lively gatherings. Elegant French-style doors lead into the expansive kitchen diner, where open-plan living takes centre stage and every detail is designed with sociability in mind.

With the dining area framed by patio doors that lead directly to the garden and a well-planned kitchen stretching beyond, this space is perfectly designed for both everyday family life and lively gatherings. The kitchen itself offers plentiful in storage and style with light-toned shaker-style cabinetry, brushed chrome fixtures and a layout that encourages both cooking and conversation.

A generous family room, set just off the main living areas and with its own access to the rear garden, offers a separate space for kids to play or guests to unwind ideal for more informal moments while preserving the main lounge.



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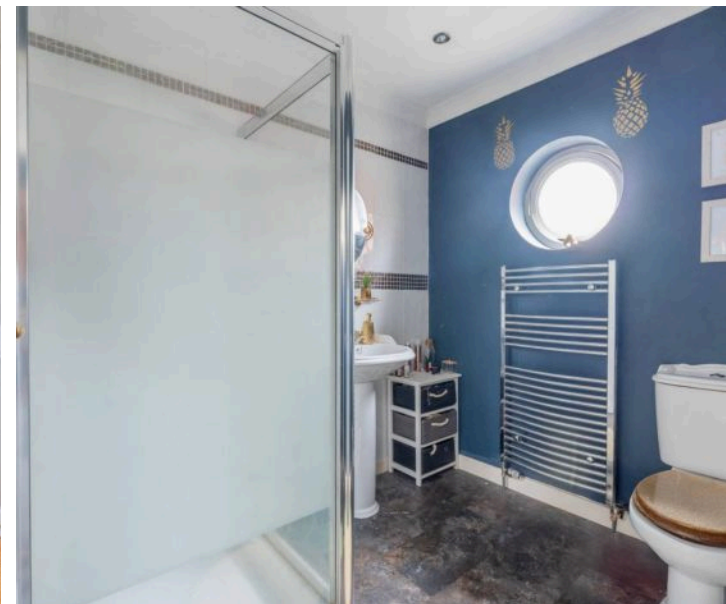
Hempnall, Norwich

The garage has been thoughtfully converted to create a sixth bedroom on the ground floor, offering privacy and flexibility for guests, teens, or homeworking. A well-placed WC and a practical utility room complete the ground floor offering. Upstairs, five further bedrooms await, each with their own sense of space and natural light. Two of the rooms boast stylish ensembles, one with a sleek shower room, the other a luxurious four-piece suite, while the main family bathroom ensures there's room for every morning routine to run smoothly.

Whether for a growing family or hosting guests, this home makes everyday life feel effortlessly easy.

Outside, the rear garden unfolds in a series of beautifully conceived spaces. Step out onto a paved patio where mature foliage climbs one side of the house, adding texture and privacy. From here, a vast green lawn stretches out perfect for family games, garden parties, or simply soaking up the sun.

Tucked beyond is an unexpected bonus: a separate section with its own pool, creating a resort-like atmosphere that's ready for summer celebrations and memories in the making.



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This is more than just a house—it's a lifestyle-ready home designed with family, comfort, and hosting in mind. Set in a highly sought-after area, it offers everything you could wish for: generous space, flexible living, and a garden that turns everyday moments into something special. An idyllic home to grow into, enjoy, and make your own.

Agents Note

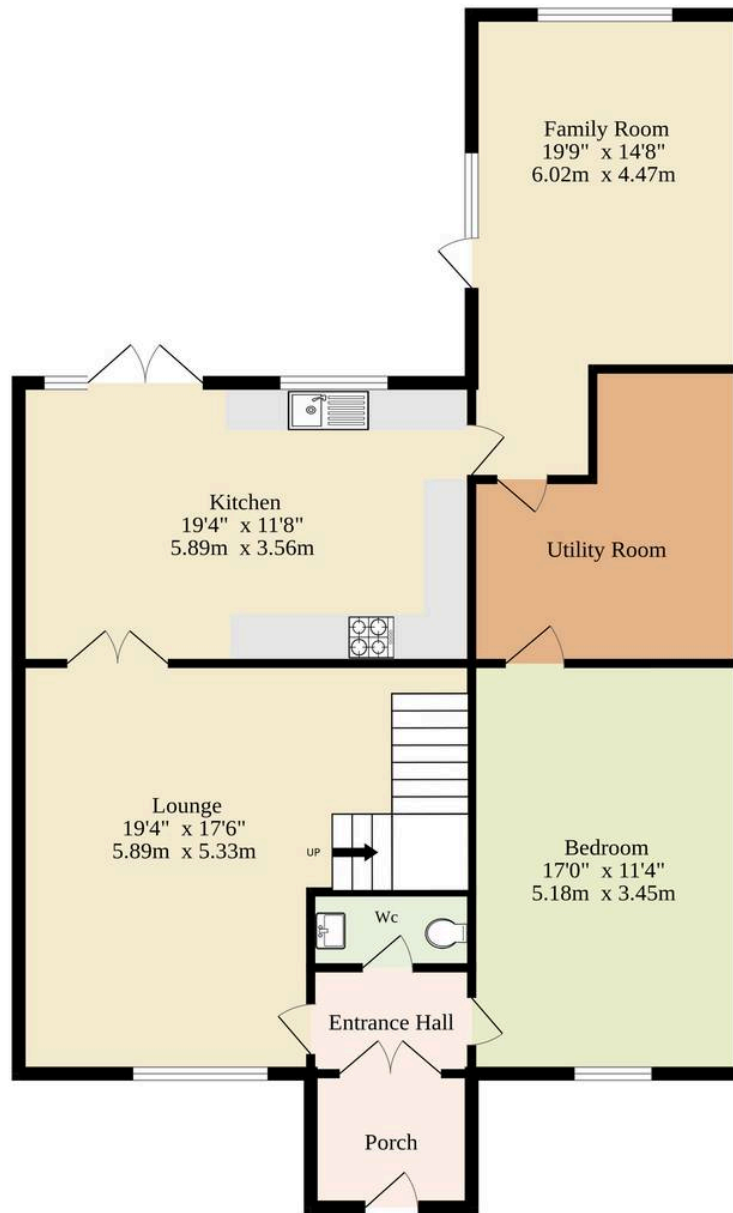
Sold Freehold

Connected to oil-fired heating, mains water, electricity and drainage.

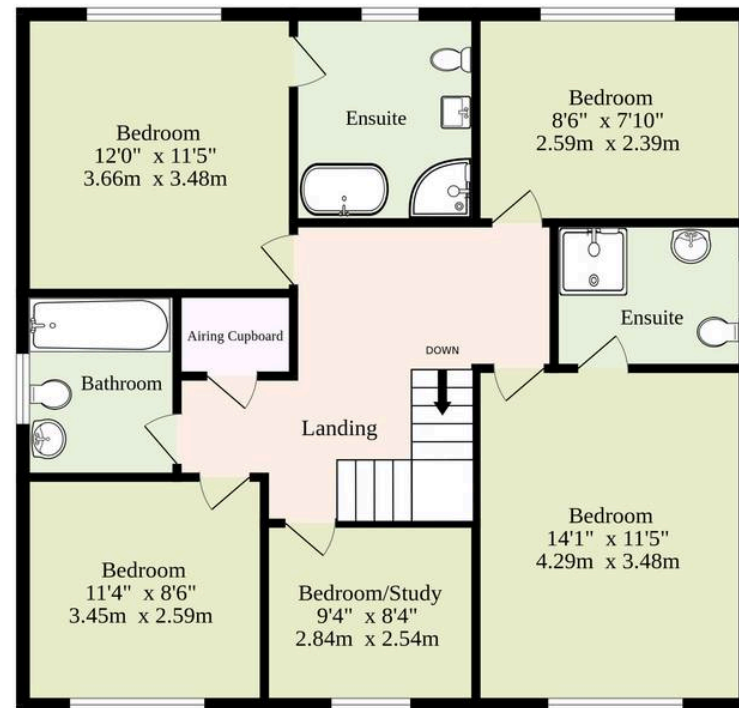


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Ground Floor
1071 sq.ft. (99.5 sq.m.) approx.



1st Floor
870 sq.ft. (80.8 sq.m.) approx.



TOTAL FLOOR AREA : 1941 sq.ft. (180.3 sq.m.) approx.

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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Minors & Brady
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 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

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