



23 Coronation Crescent, Hempnall

Minors & Brady



23 Coronation Crescent

Hempnall, Norwich

A renovation opportunity in a quiet and desirable location, this detached two-bedroom bungalow offers excellent potential for buyers looking to create a home to their own specification. Occupying a generous corner plot of approximately 0.13 acres (STMS), the property includes a dining room, kitchen, utility room, conservatory, bathroom and separate W.C. Requiring full modernisation throughout, the bungalow presents a rare chance to add significant value in a sought-after setting. Outside, there is off-road parking, a detached garage, greenhouse and timber shed. The property is of non-standard construction and prospective purchasers should make their own enquiries regarding suitability for lending and future works.

- Detached two-bedroom bungalow requiring full modernisation throughout
- Excellent renovation and value-add opportunity
- Generous corner plot extending to approximately 0.13 acres (STMS)
- Quiet and highly desirable village location in Hempnall
- **Agent's Note**

This property will be sold freehold and connected to mains water, electricity, gas and drainage.

The selling agent has not investigated the property's construction type, materials, structural alterations or the presence, condition or absence of asbestos-containing materials.

Any reference to the property, garage, shed or other structures should not be taken as confirmation of their construction or composition.

Prospective purchasers must rely on their own inspections, surveys and professional advice prior to exchange of contracts.

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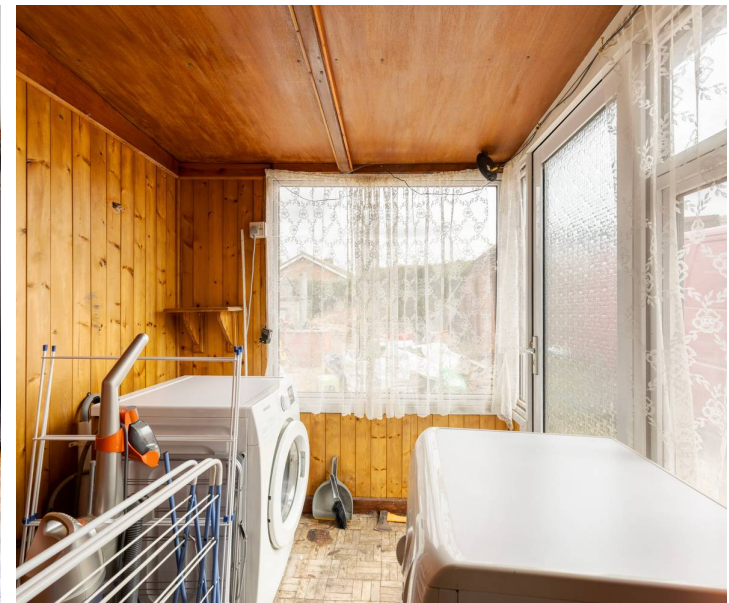
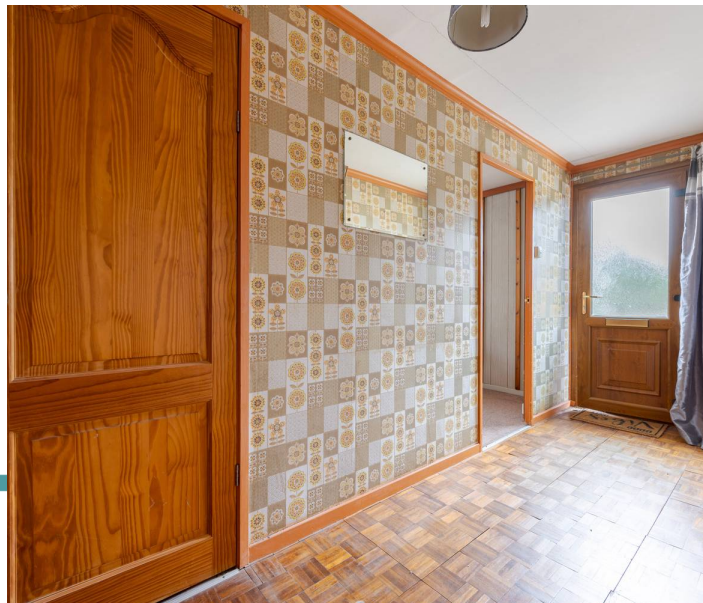
The Location

Enjoying an enviable position within the sought-after South Norfolk village of Hempnall, this property benefits from a setting that successfully combines the charm of countryside living with the convenience of a well-served and connected community. Surrounded by attractive rural scenery and open countryside, the village offers a peaceful lifestyle while remaining within easy reach of larger neighbouring towns and the city of Norwich, making it an appealing choice for commuters and families alike.

Hempnall is particularly popular with families thanks to its well-regarded primary school and strong community atmosphere. The village provides a range of everyday amenities, including a post office and local store for essential shopping needs, while the village hall acts as a focal point for community life, hosting a variety of social events, clubs and activities throughout the year.

For those who enjoy an active lifestyle, the village is home to a respected tennis club and a number of recreational opportunities, while the surrounding countryside offers pleasant walking, cycling and outdoor pursuits. Residents also benefit from the convenience of a local vehicle repair garage and a range of services that support day-to-day living.

The sense of community is one of Hempnall's most attractive features, with village groups, local events and a welcoming atmosphere helping residents quickly feel at home. Combining attractive rural surroundings, useful amenities and excellent community spirit, Hempnall continues to be one of South Norfolk's most desirable village locations for buyers seeking a balance between village tranquillity and modern convenience.



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A fantastic renovation opportunity in a quiet and desirable location, this detached bungalow offers buyers the chance to create a home tailored entirely to their own tastes and requirements. Situated on a generous corner plot of approximately 0.13 acres (STMS), the property benefits from well-proportioned accommodation, established gardens and excellent potential for improvement and modernisation throughout.

The accommodation comprises an entrance hall leading to a dining room, kitchen, utility room, two double bedrooms, bathroom, separate W.C. and a conservatory overlooking the garden.

The layout provides a practical foundation for refurbishment and may appeal to those seeking a single-storey home with scope to enhance and reconfigure, subject to any necessary consents.

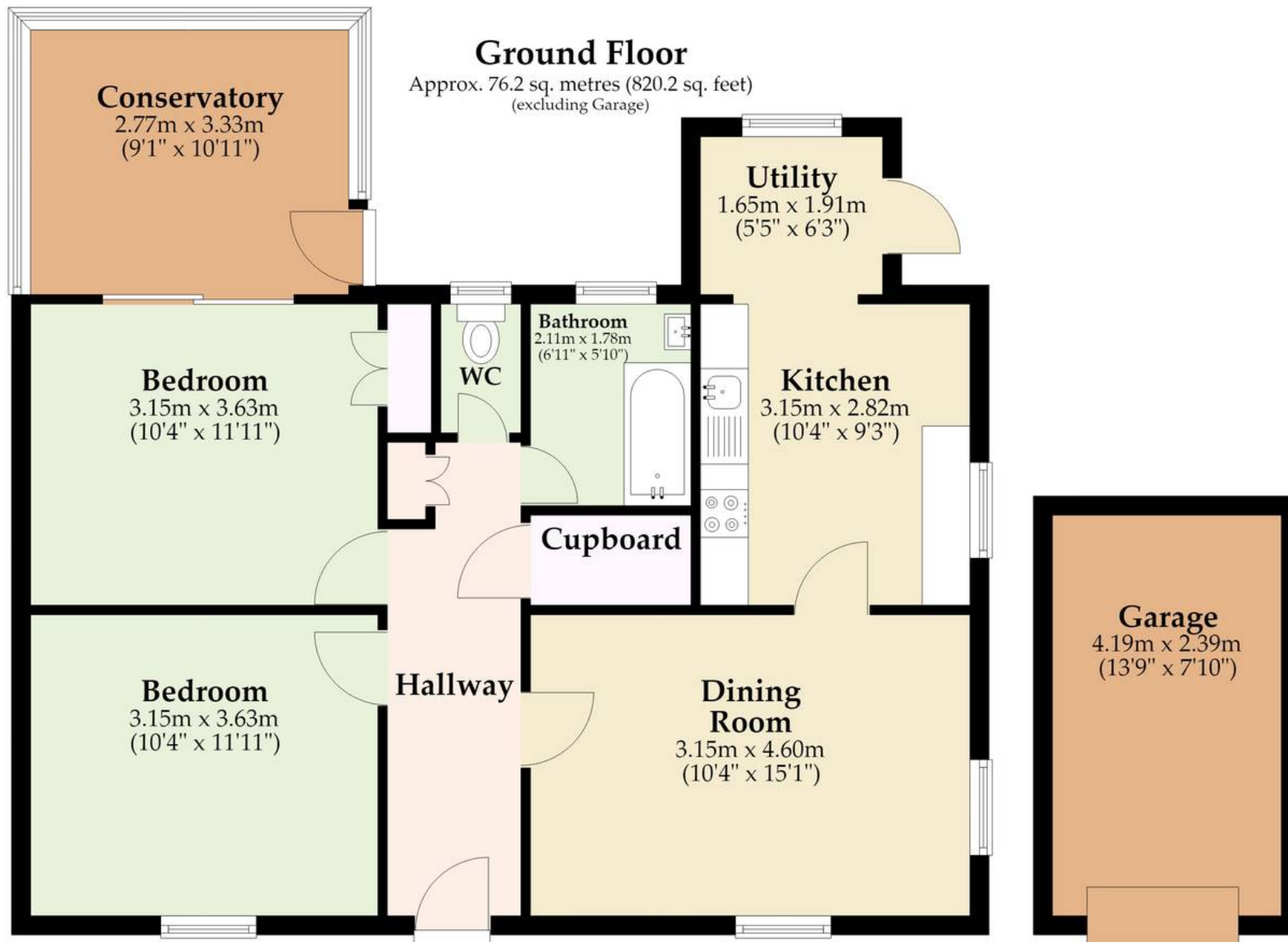
It should be noted that the property is of non-standard construction and requires comprehensive renovation works. Prospective purchasers should carry out their own investigations regarding construction type, financing and any remedial works that may be required.

Given the age and construction of the property, there is the possibility that asbestos-containing materials may be present, and buyers are advised to obtain professional surveys and specialist advice where appropriate.

Outside, the bungalow occupies a corner plot, providing plenty of outdoor space and further potential for landscaping. There is off-road parking together with a detached sectional garage featuring an up-and-over door and electricity supply.

A renovation opportunity in a quiet and desirable location, this detached two-bedroom bungalow offers excellent potential for buyers looking to create a home to their own specification. Occupying a generous corner plot of approximately 0.13 acres (STMS), the property includes a dining room, kitchen, utility room, conservatory,





Total area: approx. 76.2 sq. metres (820.2 sq. feet)

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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.

Plan produced using PlanUp.

Dreaming of this home?
Let's make it a *reality*.



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Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

Minors & Brady
Your home, our market

 diss@minorsandbrady.co.uk

 01379 771444

 46-47 Mere St, Diss, IP22 4AG

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