



## Hardley Road, Langley, Norwich

Guide Price £210,000 - £220,000 Freehold

Energy Efficiency Rating : F

- ✓ No Chain!
- ✓ Semi-Detached Home
- ✓ Potential to Update & Modernise
- ✓ 22' Sitting/Dining Room
- ✓ 17' Kitchen/Breakfast Room
- ✓ Ground Floor Family Bathroom
- ✓ Three Bedrooms
- ✓ Approx. 100ft Rear Garden (stms)

To arrange an accompanied viewing please call our Poringland Office on 01508 356456

**STARKINGS  
&  
WATSON**



NO CHAIN! With GARDENS approaching 100ft (stms), this EXTENDED semi-detached home offers POTENTIAL to UPDATE and MODERNISE, making use of SPACIOUS ROOMS, a large DRIVEWAY and substantial GARDENS. Situated in the RURAL VILLAGE of LANGLEY, beautiful walks and COUNTRYSIDE VIEWS can be enjoyed. Once inside, a porch and hall entrance lead to the 22' SITTING/DINING ROOM, family bathroom, 17' KITCHEN/BREAKFAST ROOM with GARDEN VIEWS and utility room. The first floor offers THREE BEDROOMS off the landing. The property offers EXTENSION POTENTIAL and options to convert the garage (stp).

#### LOCATION

The village of Langley is set just ten minutes outside Loddon and offers a wealth of countryside pursuits and walks. Loddon is situated approximately 10 miles south east of Norwich. Offering an excellent range of local amenities which include schooling (primary, junior and secondary), dentist, doctors surgery, chemist, and library. A selection of shops including supermarket, hardware, newsagents and post office provide a range of provisions. A central car park, situated within the market place provides ample parking with good access to the amenities. Fantastic access to the Norfolk Broads can be found and pleasant countryside walks can be enjoyed.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR14 6AD), but to help you... Leave Norwich via the A146 Loddon Road, continue to follow the road for approximately 8 miles and take the slight

left onto Norwich Road signposted Loddon & Chedgrave and take an almost immediate left onto Big Back Lane. At the end of Big Back Lane take a right onto Langley Road and an immediate left on to Snow's Lane. Turn right onto Cock Road, bearing left onto Hardley Road, where the property can be found along this road on the left hand side indicated by our For Sale board.

The property is approached via an extensive shingle front driveway providing off road parking for several vehicles with access to the main property, adjacent garage and gated rear garden. Mature hedging lines the left hand boundary with various mature plants to the right hand side.

uPVC obscure double glazed entrance door to:

#### ENTRANCE PORCH

Tiled flooring, uPVC double glazed window to side, cloak storage space, door to:

#### ENTRANCE HALL

Fitted carpet, cloak storage space, stairs to first floor landing, telephone point, door to:

#### SITTING/DINING ROOM

22' 9" x 13' 2" Max. (6.93m x 4.01m) Fitted carpet, radiator, uPVC double glazed window to front, television point, floor standing oil fired central heating boiler, built-in under stairs storage cupboard housing electric fuse box, space for dining table, coved ceiling, doors to:

### **FAMILY BATHROOM**

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath, tiled splash backs, tiled effect flooring radiator, uPVC obscure double glazed window to side, extractor fan.

### **KITCHEN/BREAKFAST ROOM**

17' 5" x 10' (5.31m x 3.05m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset stainless steel sink and drainer unit, tiled splash backs, space for electric range style cooker, vinyl flooring, space for fridge freezer and washing machine, radiator, uPVC double glazed window to rear x2, space for dining table, coved ceiling, door to:

### **UTILITY ROOM**

10' 1" x 6' 4" (3.07m x 1.93m) Space for fridge freezer and tumble dryer, uPVC obscure double glazed door to rear, door to garage.

### **STAIRS TO FIRST FLOOR LANDING**

Fitted carpet, uPVC double glazed window to side, smooth ceiling with loft access hatch, door to:

### **DOUBLE BEDROOM**

16' 3" x 11' Max. (4.95m x 3.35m) Fitted carpet, radiator, uPVC double glazed window to front with far reaching marshland views, potential for the installation of an en suite - (stp), picture rail, smooth ceiling.

### **DOUBLE BEDROOM**

10' 8" x 8' 5" Max. (3.25m x 2.57m) Fitted carpet, radiator, uPVC double glazed window to rear, picture rail, built-in airing cupboard housing hot water tank, smooth ceiling.

### **BEDROOM**

7' 8" x 7' 6" Max. (2.34m x 2.29m) Fitted carpet, radiator, uPVC double glazed window to rear, picture rail, smooth ceiling.

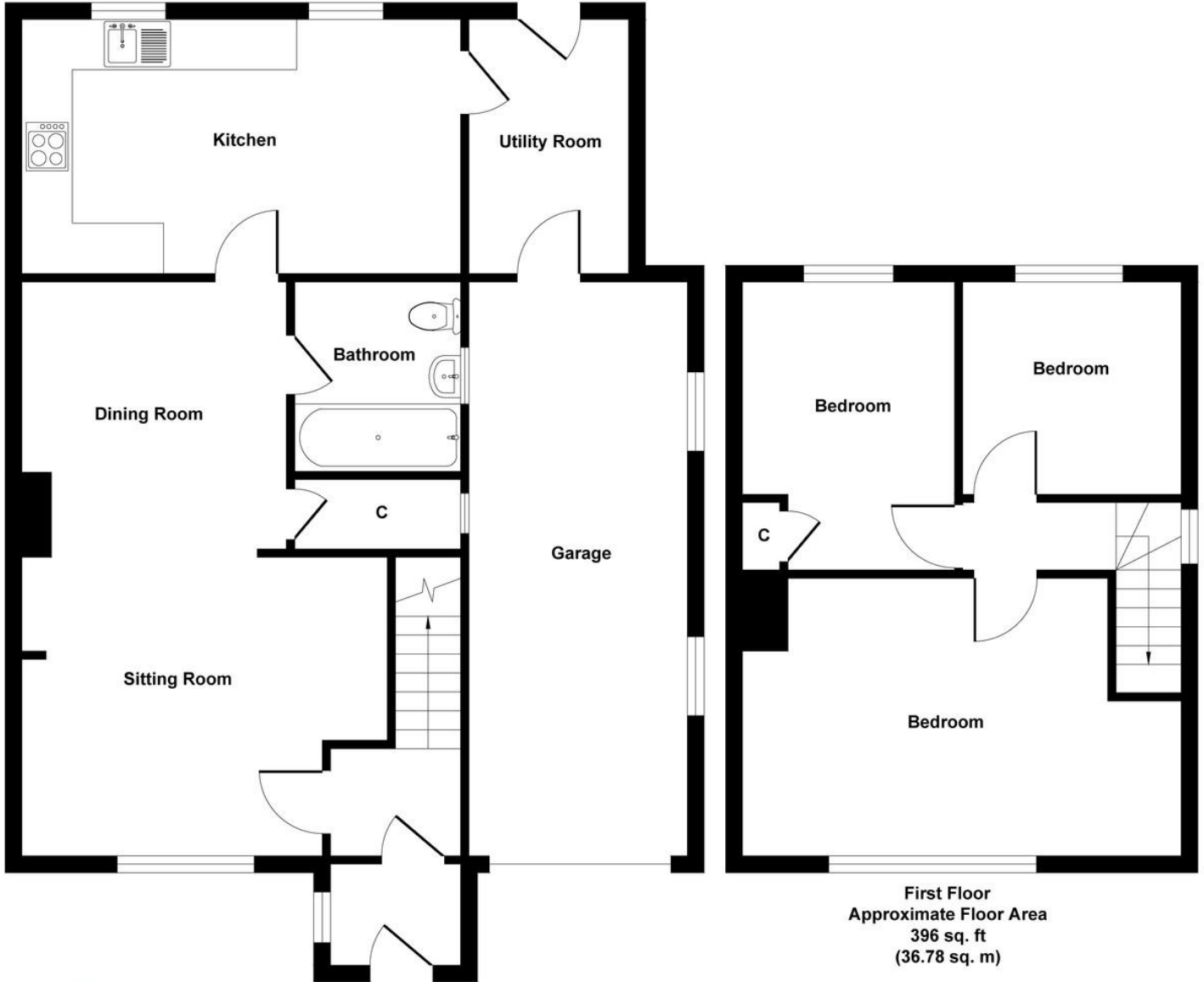
### **OUTSIDE REAR**

Leaving via the utility room door, an extensive rear garden can be found which extends to approximately 100ft (stms). Firstly a large hard standing patio can be found providing the perfect space for entertaining and al-fresco dining with gated access to front and a water supply. The garden continues and is mainly laid out as vegetable plots but also perfect for the installation of a lawned garden if required. Various outbuildings can be found with field views to the rear.

### **GARAGE**

23' 1" x 8' 8" Max. (7.04m x 2.64m) Up and over door to front, obscure glazed window to side x2, storage above, power and lighting.





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