

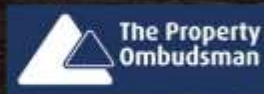
MILLSIDE

Hales, Norwich NR14 6SW

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01508 356456

FOR SALE
PROPERTY



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STARKINGS
WATSON

- Semi-Detached Home
- 19' Sitting/Dining Room
- 12' Kitchen
- Three Bedrooms
- Bathroom & Cloakroom
- Panoramic Field Views
- Oil Fired Warm Air Heating
- Garage & Gardens

VENDOR FOUND! This semi-detached home is TUCKED AWAY at the end of a CUL-DE-SAC, with OPEN PANORAMIC FIELD VIEWS to rear. With ample PARKING and an adjoining GARAGE, the property enjoys lawned gardens with a wealth of MATURE PLANTING. Stepping inside, a SPACIOUS HALL offers VARIOUS STORAGE cupboards, with doors to the 19' SITTING/DINING ROOM with a walk-in BAY WINDOW and FRENCH DOORS to the rear garden, and to the 12' KITCHEN with AMPLE STORAGE CUPBOARDS. Heading upstairs, THREE good sized BEDROOMS, the family bathroom with a SHOWER over the bath, and the cloakroom can all be found OFF the LANDING. With NEW uPVC DOUBLE GLAZED WINDOWS installed in 2019, the property offers SCOPE to IMPROVE and RE-MODEL.

LOCATION

Hales is a small village situated off the A146, offering a garage/shop, restaurant/takeaway, village hall and village cricket and bowls club. Loddon is approximately two miles away and offers a regular bus service to the Cathedral City of Norwich and Lowestoft (the bus stop is a 5min walk away from the property), whilst also boasting an extensive range of amenities which include a supermarket, doctors, dentist, and opticians.

DIRECTIONS

You may wish to use your Sat-Nav (NR14 6SW), but to help you...Proceed out of Loddon towards Beccles, turning onto

the A146 just past the BP petrol station. After a short distance turn left into Yarmouth Road and Hales village. Continue past Green Lane on the right hand side and then turn right into Millside, where the property can be found at the end of the road, on the left hand side.

AGENTS NOTE

The property uses a warm air oil fired heating system, with the oil tank located in the front storage cupboard which forms part of the main entrance.

The property is approached via a hard standing frontage providing off road parking for several vehicles, with access leading to the main property and adjoining single garage. A storage shed to the front of the property conceals the oil tank.

Obscure double glazed entrance door to:

ENTRANCE HALL

Wood effect flooring, telephone point, stairs to first floor landing with storage cupboard under housing electric fuse box, coved ceiling, doors to:

KITCHEN/BREAKFAST ROOM

13' x 9' 10" Max. (3.96m x 3m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset one and a half bowl sink and drainer unit with mixer tap, tiled splash backs, space for electric cooker with extractor fan, tiled effect flooring, space for fridge, freezer, dishwasher and washing machine, uPVC double glazed window to front, built-in airing cupboard housing hot water tank, built-in storage cupboard housing floor standing oil fired warm air boiler, television point, under cupboard lighting, coved ceiling.

SITTING/DINING ROOM

19' 4" x 14' 4" Max. (5.89m x 4.37m) Feature electric flame



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effect fire set within brick built surround and tiled hearth, wood effect flooring, uPVC double glazed bay window to rear, uPVC double glazed French doors to rear garden, television and telephone points, coved ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, coved ceiling with loft access hatch, doors to:

DOUBLE BEDROOM

10' 4" x 7' 3" (3.15m x 2.21m) Wood effect flooring, uPVC double glazed window to rear with field views, television point, coved ceiling.

DOUBLE BEDROOM

11' 9" x 10' 4" (3.58m x 3.15m) Wood effect flooring, uPVC double glazed window to rear with field views, television point, coved ceiling.

BEDROOM

11' 9" x 6' 6" (3.58m x 1.98m) Fitted carpet, uPVC double glazed window to front, coved ceiling.

FAMILY BATHROOM

Two piece suite comprising pedestal hand wash basin, panelled bath with mixer shower tap, electric shower and glazed shower screen, tiled splash backs and flooring, uPVC obscure double glazed window to front, coved ceiling with extractor fan.

CLOAKROOM

Two piece suite comprising low level W.C, wall mounted hand wash basin, tiled splash backs and flooring, coved ceiling.

OUTSIDE REAR

Leaving the property via the sitting room French doors, an enclosed lawned rear garden can be found with a wealth of mature planting and hedging. The garden offers a greenhouse and patio area, with access leading to the adjoining garage.

GARAGE

16' 10" x 8' 7" (5.13m x 2.62m) Up and over door to front, door to rear, power and lighting.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

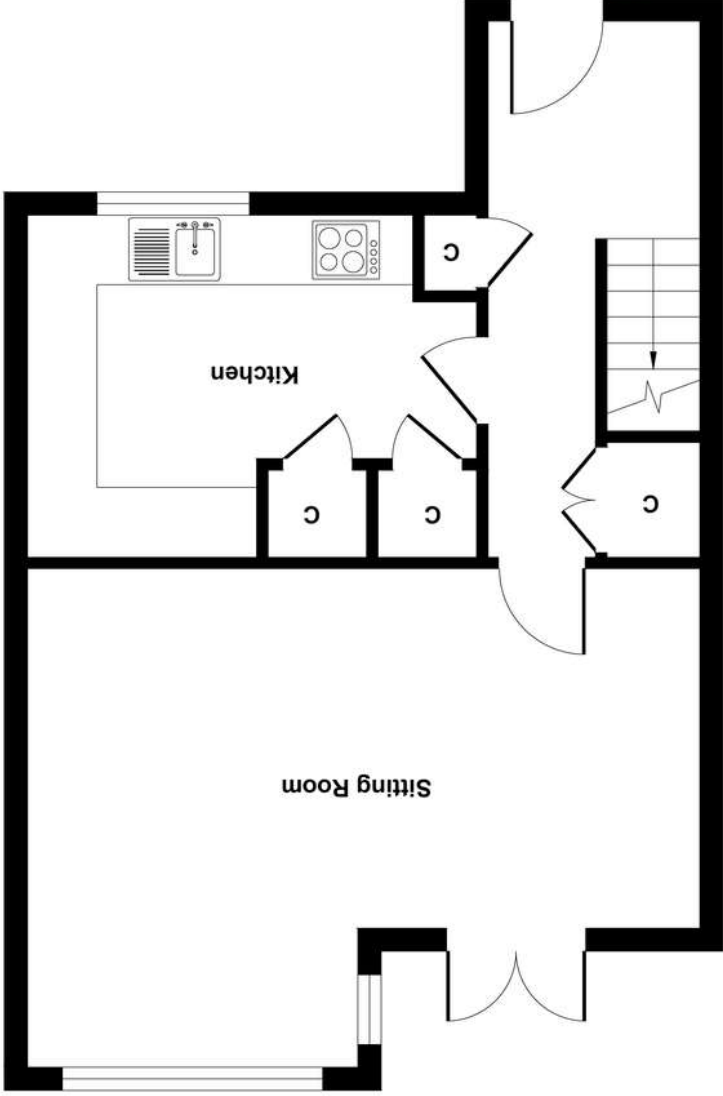
Price:



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Ground Floor
Approximate Floor Area
468 sq. ft
(43.47 sq. m)



First Floor
Approximate Floor Area
396 sq. ft
(36.78 sq. m)

Approx. Gross Internal Floor Area 864 sq. ft / 80.26 sq. m

