



The Green, Freethorpe, Norwich

Guide Price £675,000 - £700,000 Freehold

Energy Efficiency Rating : E

- ✓ Detached 1700's Farmhouse Style Home
- ✓ Over 3300 Sq ft (stms)
- ✓ Approx. 0.69 Acre Plot (stms)
- ✓ Three Reception Rooms
- ✓ Six Bedrooms to Main House
- ✓ One Bedroom Annexe
- ✓ Field Views to Rear
- ✓ Oversized Three Car Garage & Carport

To arrange an accompanied viewing please call our Brundall Office on 01603 336556





IN SUMMARY

With over 3300 Sq ft (stms) of accommodation incorporating a SELF CONTAINED one bedroom ANNEXE BUNGALOW, and a plot of some 0.69 Acres (stms), the property is Ideal for MULTI-GENERATIONAL LIVING or those seeking an INCOME GENERATING PROPERTY. The versatility of layout allows for HOME WORKING and even Bed & Breakfast potential, whilst a raft of UPGRADES have been completed including REPLACEMENT WINDOWS and a NEW ROOF. The EXTENDED and OVERSIZED GARAGE/CARPORT offers further LONG TERM POTENTIAL either as a workshop or secondary annexe, whilst offering parking for up to three vehicles. The main house offers HIGH CEILINGS and LARGE ROOMS, comprising a hall entrance, sitting room with FEATURE FIRE PLACE, dining room, study/snug, cloakroom, boot room and KITCHEN. The first floor offers FOUR BEDROOMS and a study, with a family bathroom, and two cloakrooms. The top floor offers TWO DOUBLE BEDROOMS - one with a VAULTED CEILING.

OUT & ABOUT

Situated in the heart of Freethorpe, the village is situated to the east of the East of Norwich having local facilities including public house, church and school. There is access close by to the A47 and the larger village of Acle which has a more comprehensive range of amenities including village shops, schools and train station.

FIND US

You may wish to use your Sat-Nav (NR13 3NY), but to help

you...Leave Norwich heading east on the A47 continuing straight over the Brundall roundabout, continuing through the 50 mph section bearing left signposted Acle. At the roundabout turn right and at the mini roundabout turn right onto Reedham Road. Along this road you will pass through the village of Moulton St Mary and into the Village of Freethorpe. The property can be found on your right hand side indicated by our for sale board.

The property is approached via a generous gravel driveway with brick wall boundary to front for privacy and access to the garage and carport. Ample parking is provided, with gated access to the rear.

Entrance door to:

ENTRANCE HALL

Tiled flooring, radiator, thermostat heating control, stairs to first floor landing, doors to:

SITTING ROOM

16' 3" x 15' 6" Max (4.95m x 4.72m) Cast iron multi-fuel burner with tiled hearth and timber beam, wood flooring, radiator, uPVC double glazed window to front, television point, stairs to second floor landing, built-in storage cupboard, coved ceiling with exposed timber beams.

DINING ROOM

16' 3" x 13' 7" (4.95m x 4.14m) Cast iron wood burner with tiled hearth and timber beam, wood flooring, radiator, uPVC double glazed window to front, uPVC double glazed window to side overlooking the garden,



coved ceiling with exposed timber beams.

BOOT ROOM

Tiled flooring, radiator, uPVC double glazed door to rear, doors to:

CLOAKROOM

Low level W.C, wall mounted hand wash basin, tiled splash backs, tiled flooring, radiator, uPVC obscure double glazed window to rear, smooth ceiling.

STUDY/SNUG

13' x 10' 1" (3.96m x 3.07m) Fitted carpet, radiator, uPVC obscure double glazed window to side, telephone point, smooth ceiling.

KITCHEN

16' 7" x 10' 1" Max (5.05m x 3.07m) Fitted range of wall and base level units with square edged work surfaces and inset twin bowl ceramic sink and drainer unit with mixer spray tap x2, space for Range Style electric or gas cooker with stainless steel splash back and extractor fan over, space for American style fridge/freezer, tiled flooring, radiator, uPVC double glazed window to side, uPVC double glazed door to side, floor standing oil fired central heating boiler, smooth ceiling with recessed spotlights.

STAIRS TO FIRST FLOOR LANDING

Wood flooring, doors to:

DOUBLE BEDROOM

15' 1" x 13' Max (4.6m x 3.96m) Fitted carpet, radiator, uPVC double glazed window to front, television point,

smooth ceiling.

DOUBLE BEDROOM

12' 3" x 10' 2" (3.73m x 3.1m) Fitted carpet, pedestal sink, radiator, uPVC double glazed window to side, smooth ceiling.

FAMILY BATHROOM

(Some Restricted Height) Two piece suite comprising wall mounted hand wash basin with storage cupboard under and mixer tap over, panelled bath with mixer tap, electric shower and glazed shower screen, shaver point, vinyl flooring, vertical radiator, uPVC obscure double glazed window to rear.

CLOAKROOM

Low level W.C, tiled walls, vinyl flooring, radiator, uPVC obscure double glazed window to rear

CLOAKROOM

Two piece suite comprising low level WC, wall mounted hand wash basin, vinyl flooring, radiator, smooth ceiling with extractor fan.

DOUBLE BEDROOM

10' 3" x 10' 1" (Some Restricted Height) (3.12m x 3.07m) Fitted carpet, radiator, uPVC double glazed window to side overlooking the garden, built-in storage cupboard, smooth ceiling.

DOUBLE BEDROOM

16' 3" x 10' 7" Max (4.95m x 3.23m) Fitted carpet, radiator, uPVC double glazed window to front, uPVC double glazed







window to side overlooking the garden, pedestal sink, television point, smooth ceiling.

STUDY

9' 9" x 6' 8" (2.97m x 2.03m) Fitted carpet, radiator, uPVC double glazed window to front, telephone point, smooth ceiling.

STAIRS TO SECOND FLOOR LANDING

Fitted carpet, built-in storage cupboard, built-in airing cupboard, smooth ceiling, doors to:

DOUBLE BEDROOM

11' 8" x 9' 5" (Some Restricted Height)(3.56m x 2.87m)
Fitted carpet, radiator, uPVC double glazed window to side, television point, range of built-in bedroom furniture, smooth ceiling.

FAMILY ROOM/BEDROOM

23' x 15' 1" Max (Some Restricted Height) (7.01m x 4.6m)
Fitted carpet, radiator, uPVC double glazed window to side, velux window to rear x2, television and telephone points, stairs down to sitting room, smooth vaulted ceiling with exposed timber beams, range of built in units with ceramic sink and draining unit, stairs down to first floor.

THE GREAT OUTDOORS

The property boasts expansive gardens with mature trees and shrubs and unrivalled field views with raised seating area to enjoy the evening sun. The garden is currently split into four main sections, starting with a hard standing courtyard which leads from the annexe, with an archway

to a lawned garden which originally was open to the main house garden. Behind the main house, lawns extend, with high level hedging screening an additional lawned plot whilst two additional sheds located within the garden provide useful storage.

TRIPLE GARAGE/CARPORT

42' x 21' 3" (12.8m x 6.48m) Providing space for four cars with electric roller door to front, window to side x2, door to side, storage above, power and lighting.

ANNEXE

Leaving the main house via the kitchen and turning right you will find a low lying gate which opens onto a private courtyard with ample seating area, entertaining space and access to the main entrance. Equally, a pedestrian gate leads from The Green itself, with on road parking.

uPVC double glazed entrance door to:

ENTRANCE PORCH

Fitted carpet, uPVC double glazed window to side, smooth coved ceiling, door to:

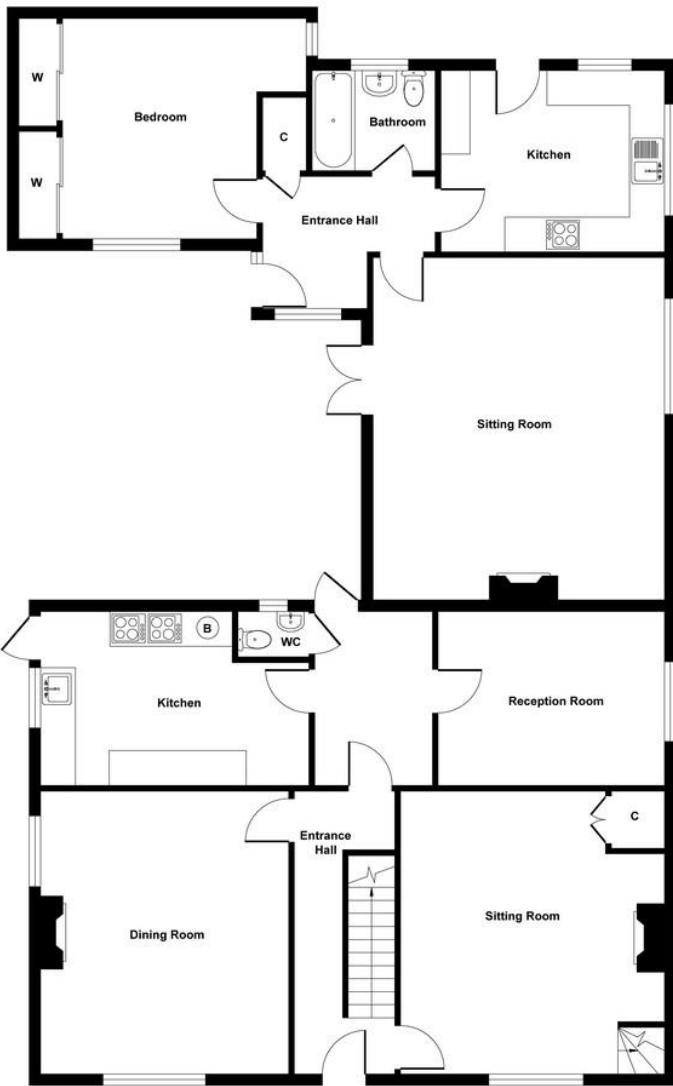
ANNEXE ENTRANCE HALL

Fitted carpet, wall mounted electric heater, thermostat heating control, cupboard housing wall mounted gas fired central heating boiler, smooth coved ceiling.

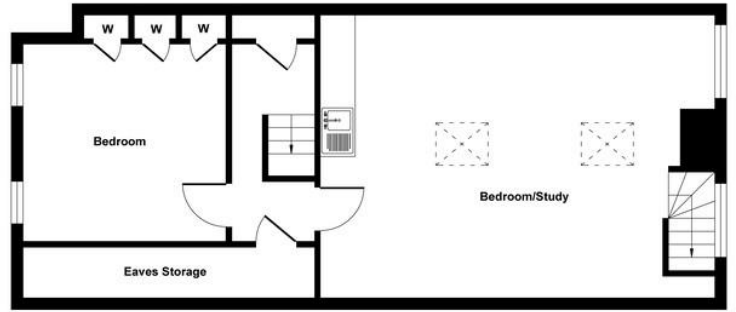
ANNEXE DOUBLE BEDROOM

14' 5" x 11' 3" (Some Restricted Height) (4.39m x 3.43m)





Ground Floor
Approximate Floor Area
1744 sq. ft
(162.02 sq. m)



Second Floor
Approximate Floor Area
584 sq. ft
(54.25 sq. m)



First Floor
Approximate Floor Area
1005 sq. ft
(93.36 sq. m)

Approx. Gross Internal Floor Area 3333 sq. ft / 309.64 sq. m



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.