



Yarmouth Road, Hales, Norwich

£995 pcm - Tenancy Info

Energy Efficiency Rating : C

- ✓ Modern Semi-Detached Home
- ✓ Close to A146 to Norwich, Lowestoft & Gorleston
- ✓ Hall Entrance with Cloakroom
- ✓ Sitting Room with French Doors to Garden
- ✓ Fitted Kitchen with Appliances
- ✓ Three Bedrooms
- ✓ En Suite & Family Bathroom
- ✓ Enclosed Rear Garden

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





IN SUMMARY

This MODERN FAMILY HOME fronts the YARMOUTH ROAD, with ENERGY EFFICIENT AIR SOURCE HEATING installed, a MODERN FINISH throughout, and TANDEM PARKING to rear. This IMPRESSIVE HOME offers feature solid WOOD DOORS, a neutral décor, UNDERFLOOR HEATING and high quality fittings to the kitchen and bathrooms. The accommodation is centred on a HALL ENTRANCE with CLOAKROOM, with doors to the SITTING ROOM which enjoys the SOUTH SUN and a useful storage cupboard. the KITCHEN was upgraded and includes integrated COOKING APPLIANCES, under cupboard lighting and a CONTEMPORARY HIGH GLOSS FINISH. Upstairs, the landing leads to THREE BEDROOMS, with an EN SUITE shower room to the main bedroom and the family bathroom which also includes a SHOWER over the bath.

SETTING THE SCENE

Fronting Yarmouth Road just off the Hales A146 roundabout, the property offers a low maintenance shingles frontage with wrought iron fencing and steps to the front door. An outside water supply is installed, whilst the tandem parking is directly through the rear garden gate.

THE GRAND TOUR

With uPVC double glazing, composite entrance door and air source central heating via first floor radiators and ground floor heating, the accommodation starts with a carpeted hall entrance with recessed door mate. An alarm control panel can be found to your left, whilst stairs rise up. A door leads to the cloakroom with tiled splash-backs, and to the carpeted sitting room with built-in storage, window and French doors to the rear garden. The high gloss kitchen offers wall and ceiling units with under cupboard lighting, a striking work surface and wood effect flooring. Finished with a part glazed door, the light flows into the entrance hall. Upstairs, the three bedrooms are all carpeted, with two facing to the rear and one to front. The en suite to the main bedroom offers a fully tiled shower cubicle, chrome towel rail and tiled effect flooring. The bathroom follows a similar theme and includes a shower over the bath.

THE GREAT OUTDOORS

Benefiting from the south sun, this enclosed well proportioned garden is mainly laid to lawn whilst offering a full width patio and pathway which leads to the access gate. Storage can be found to the side, whilst the rear gate leads to the parking.

OUT & ABOUT

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.

FIND US

Postcode : NR14 6TH

What3Words : ///forgiving.head.mysteries

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.





Agents Note: 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