

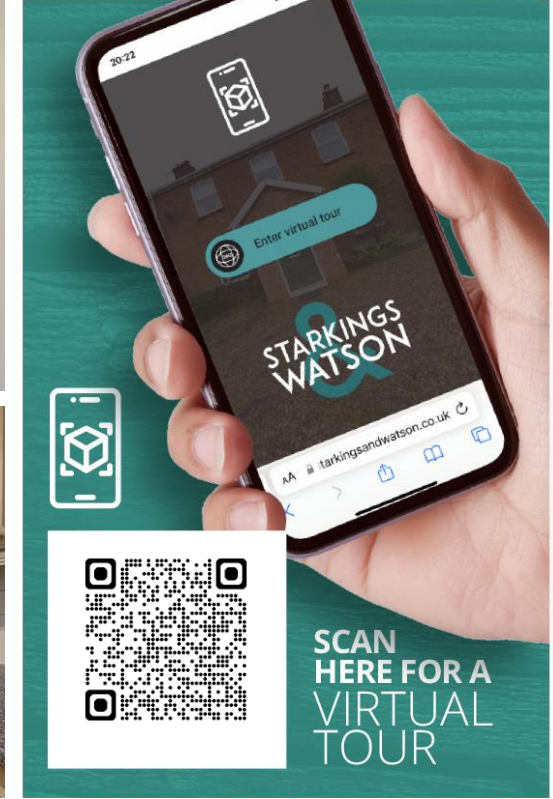
PEARSONS CLOSE

# Freethorpe, Norwich NR13 3NA

Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01603 336226

# PROPERTY TO LET



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# STARKINGS & WATSON



- Semi-Detached Home
- Cul-De-Sac Setting
- Open Plan Sitting/Dining Room
- Kitchen with Extensive Storage
- Three Bedrooms
- Family Bathroom with Shower
- Garage & Driveway
- Lawned Gardens

### IN SUMMARY

Cul-de-sac setting with OFF ROAD PARKING, gated driveway and a GARAGE! This LONG TERM RENTAL property is ready to move in, and combines EASY LIVING with good sized ROOMS. The TILED HALL ENTRANCE ensures the property is easy to maintain, with an OPEN PLAN KITCHEN and EXTENSIVE STORAGE, along with a DUAL ASPECT SITTING ROOM with BRICK BUILT OPEN FIRE. Upstairs THREE BEDROOMS lead off the landing, two with BUILT-IN STORAGE, and the family bathroom with TILED WALLS and a SHOWER over the bath. The property is finished with uPVC DOUBLE GLAZING and oil fired CENTRAL HEATING. To the outside, the GARDEN is laid to lawn with an open access to the drive and garage.

### SETTING THE SCENE

A large shingle driveway offers parking with adjacent lawned gardens. Double timber gates open to a hard standing driveway which leads to the side of the property, with a garage beyond. The cul-de-sac offers further parking, and is predominantly turning space

rather than lots of houses, ensuring a good degree of space and privacy.

### THE GRAND TOUR

The uPVC double glazed door leads into the entrance hall, with a tiled floor under foot, and stairs leading up. Storage can be found under the stairs, with an opening to the kitchen which has been extended to offer extensive storage. An inset electric ceramic hob and built-in electric oven are included, with space for a washing machine, fridge freezer and dishwasher. With a window facing to the rear, spotlights ensure the room stays bright, and a useful side door opens to the driveway. The sitting/dining room is carpeted and centred on the open fireplace, with a window to front and French doors to rear. Heading upstairs, there is storage on the landing, with all three bedrooms carpeted, one offering a built-in cupboard, and one offering an extensive range of built-in bedroom furniture. The family bathroom is functional with an electric shower over the bath and tiled walls.

### THE GREAT OUTDOORS

The rear garden is enclosed with timber panelled fencing, with a central lawn and various hard standing seating areas. The driveway is open to the garden, but with timber gates to the front.

### OUT & ABOUT

Situated in the heart of Freethorpe, the village is situated to the East of Norwich having local facilities including the village shop (with cash machine



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facilities), public house, church and primary school. Buses run from the village to both Acle and Fleggburgh High School, along with East Norfolk College. 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

Postcode : NR13 3NA

What3Words : ///mixed.reworked.belonging

#### VIRTUAL TOUR

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

**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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**GIRAFFE 360**

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

Approximate total area<sup>(1)</sup> 778.23 ft<sup>2</sup> / 72.30 m<sup>2</sup>

Reduced headroom 15.11 ft<sup>2</sup> / 1.40 m<sup>2</sup>

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