

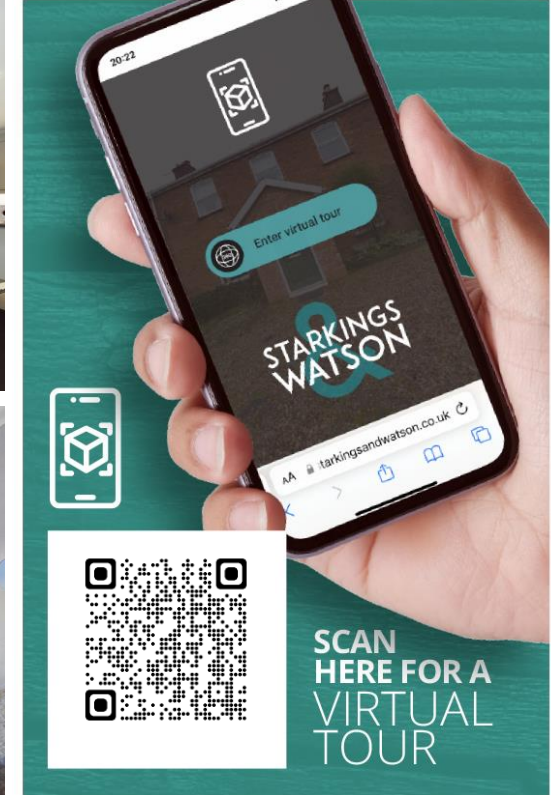
BECCLES ROAD

# Hales, Norwich NR14 6SR

Freehold | Energy Efficiency Rating : B

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

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- Immaculate Modern Family Home
- Spacious Hall Entrance with Cloakroom
- Open Plan Kitchen/Dining Room
- Four Bedrooms
- En Suite & Family Bathroom
- Luxury Carpets & Karndean Flooring
- Landscaped Walled Garden
- Double Driveway for Parking

#### IN SUMMARY

With over 1100 Sq. ft (stms) of accommodation, this IMMACULATE detached FAMILY HOME was built in 2020, and still offers a remaining NEW HOMES WARRANTY. Having been UPGRADED at build stage, and LUXURY FINISHED added since, this OPEN PLAN family home offers a position on the EDGE of the DEVELOPMENT, with LOW MAINTENANCE GARDENS and ample parking. Finished with energy efficient AIR SOURCE HEATING with under floor heating downstairs, the property is DRESSED to IMPRESS including KARDEAN FLOORING throughout the ground floor. Stepping inside, a spacious hall entrance greets you with STORAGE under the stairs, whilst doors lead to the cloakroom, 18' sitting room, and double doors into the 19' OPEN PLAN KITCHEN/DINING ROOM which includes built-in cooking appliances and a dishwasher. Upstairs, FOUR BEDROOMS lead off the landing, including an EN SUITE SHOWER ROOM to the main bedroom, and a family bathroom with SHOWER.

#### SETTING THE SCENE

A hard standing driveway offers side by side parking to front, with a lawned frontage and pathway leading to the front door. There is a gated access to the rear garden. Further visitors parking can be found on Beccles Road, which forms part of a no-through road.

#### THE GRAND TOUR

Stepping inside, the wood effect flooring offers a versatile finish, with ample storage space in the hall, and stairs to the first floor. Doors lead to the cloakroom, with a modern two piece suite, and unforgettable jazzy finish to the walls! The sitting room is adjacent, providing 18' of space, with a window to front, and double doors to the kitchen. With the doors folded back, this open plan space leads seamlessly into the dining area - still finished with Karndean flooring. The kitchen offers a L-shape run of cupboards, with space for a fridge freezer and washing machine, with the electric hob, double oven and dishwasher all integrated. Alarm control panels can be found to the front and rear doors, with French doors onto the garden, and a useful storage cupboard to one side. Heading upstairs, further storage is built in, with the landing finished with fitted carpet. There are two single bedrooms, one to the front, and one to the rear - both finished with wood effect flooring. The second bedroom is to the rear, also finished with wood effect flooring. The family bathroom offers tiled splash backs and a three piece suite, including a shower over the bath. The main bedroom is finished with carpet, and offers a modern en suite shower room with attractive contemporary tiled splash backs.



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### THE GREAT OUTDOORS

Having been fully landscaped, the garden offers timber fenced side boundaries, and a ribbon wall to the rear. Triangular in shape, a good sized rectangular patio offers ample space for a hot tub, with the air source heating system to the opposite side. A large rectangular artificial lawned area can then be found, with steps to a shingled seating area. Gated access leads to the front garden.

### 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 6SR

What3Words : ///always.flipping.headlight

### VIRTUAL TOUR

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

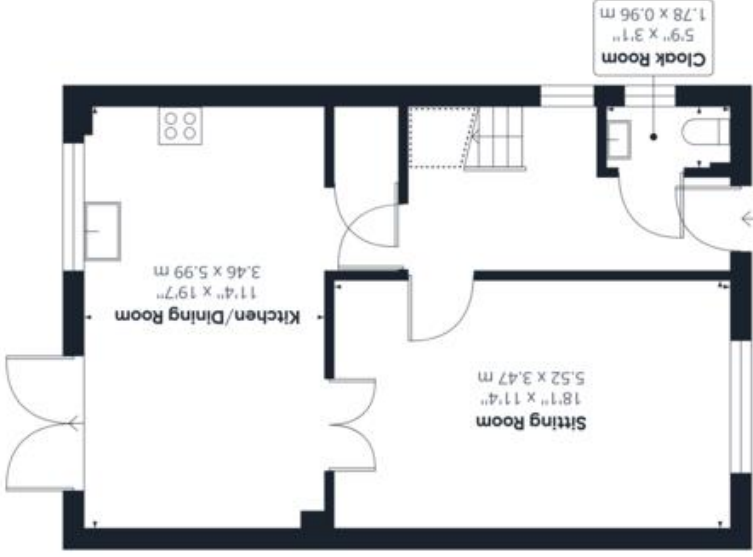
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Price:



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Approximate total area<sup>(1)</sup>  
 1118.46 ft<sup>2</sup>  
 103.91 m<sup>2</sup>

Reduced bedroom  
 11.28 ft<sup>2</sup>  
 1.05 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced bedroom  
 (below 1.5m/4.92ft)

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.