

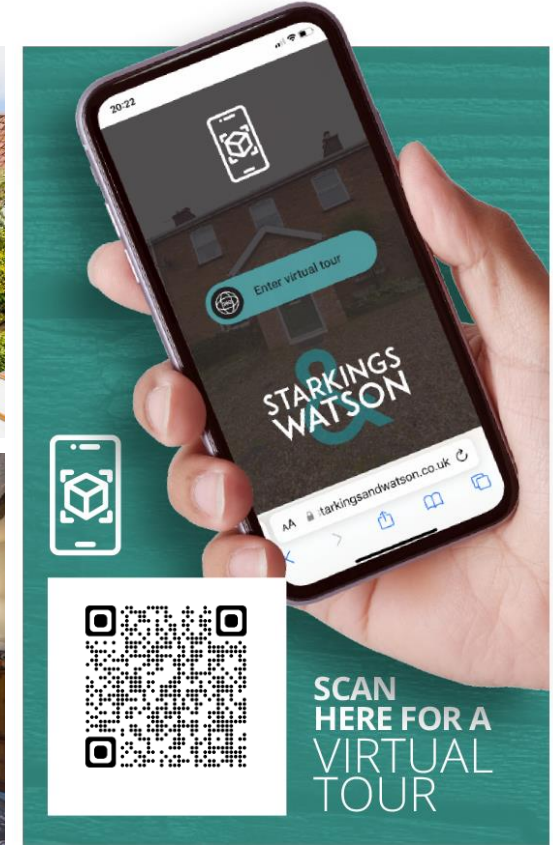
SQUIRES ROAD

Halvergate, Norwich NR13 3PZ

Freehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01603 336556

FOR SALE
PROPERTY



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- Semi-Detached Character Cottage
- Tucked Away Setting & Extended Layout
- Substantial Gardens & Ample Parking
- Two Reception Rooms
- Conservatory
- Two Double Bedrooms
- Shower Room
- Far Reaching Field Views

IN SUMMARY

This CHARACTERFUL COTTAGE occupies a NON-ESTATE SETTING, with a plot extending to 0.13 ACRES (stms), and FIELD VIEWS to rear. With POTENTIAL to EXTEND (stp), or to continue with the MATURE GARDEN, the property enjoys a TUCKED AWAY SETTING, with PRIVACY and SECLUSION. The characterful facade enclosed over 1000 Sq. ft (stms) of accommodation, with a wealth of CHARACTER FEATURES, and more modern upgrades including a replacement oil fired CENTRAL HEATING BOILER in recent years. Internally, the PORCH ENTRANCE leads to the dining room with a FEATURE FIRE PLACE, with the KITCHEN leading to the 20' SITTING ROOM which also offers a FEATURE FIRE PLACE. The conservatory enhances the living space with pleasant GARDEN VIEWS. Upstairs, TWO DOUBLE BEDROOMS and a SHOWER ROOM lead off the landing.

SETTING THE SCENE

Squires Road is an unmade road, with a green and leafy outlook, whilst a low level brick wall encloses the mature front garden. A hard standing driveway offers

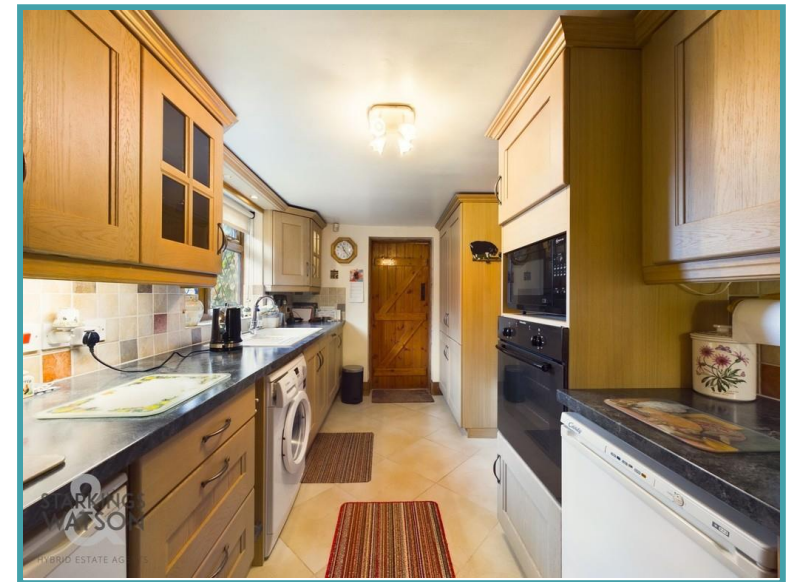
ample parking with a fenced boundary to the right, and an open access to the rear garden which encloses the oil tank.

THE GRAND TOUR

Starting at the front, a porch entrance leads straight into the formal dining room. This multi-purpose room includes a window to front, timber beams above, a feature fire place with a cast iron wood burner and stairs to the first floor. A door opens to the kitchen, with a range of wall and base level units, built-in cooking appliances, tiled splash backs and space for white goods. Heading through the property, the main sitting room can be found beyond, with a further open fire place, a mix of fitted carpet and hard flooring, along with a feature bar which can of course be removed if preferred. Double doors open to the conservatory, with windows to all sides, and a door to the driveway. Heading upstairs, the landing leads to both double bedrooms, one facing to front with a range of built-in wardrobes, and the second facing to rear with eaves storage access. Finally, the shower room completes the property with tiled splash backs, a heated towel rail and a range of built-in storage.

THE GREAT OUTDOORS

The rear garden offers an extensive lawn with mature planting, shrubbery and hedging. Backing onto open fields, the garden offers an original pond, range of outside storage, and green house. A large patio offers an outside entertaining space.



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OUT & ABOUT

The attractive village of Halvergate is located approximately 14 miles East of the Cathedral City of Norwich. Halvergate is situated just two miles from the local village of Freethorpe which provides for everyday needs with a village shop and post office as well as garage and public house. Further specialist shopping and amenities can be found in the bustling village of Acle just some four miles away. Amenities include banking facilities, access to the Norfolk Broads, and a rail service to Norwich and Great Yarmouth. Primary education is at Freethorpe with secondary education at Acle.

FIND US

Postcode : NR13 3PZ

What3Words : ///dressings.drop.moons

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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Approximate total area⁽¹⁾
1060.97 ft²
98.57 m²

Reduced bedroom
15.61 ft²
1.45 m²

(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.

HYBRID ESTATE AGENTS

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