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*Millside,*  
Hales, Norfolk

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MUSKER  
MCINTYRE  
ESTATE AGENTS

Sitting on a generous corner plot and having been extended to provide versatile ground-floor living spaces, Musker McIntyre are pleased to offer this chain-free, three bedroom family house for sale. Boasting a large open-plan sitting/dining space, extensive kitchen, plenty of storage, and garage with off-road parking, prompt viewing is recommended.

#### Accommodation comprises briefly:

- Porch
- Hallway with Storage Cupboards
- Large Kitchen
- Sitting Room
- Dining Area
- Two Double Bedrooms
- Third Single Bedroom
- Family Bathroom
- Garage & Off-Road Parking
- Garden Store/Workshop
- Low Maintenance Rear Garden



#### Property

Opening the front door you find yourself in the main hallway of the property which benefits from multiple storage cupboards. To your right a door opens into the kitchen which has been extended to the front to provide plenty of worktop space and storage within a multitude of floor and wall mounted kitchen units. Space for a stand-alone cooker can be found along with a breakfast bar and room for an American-style fridge-freezer beside the door. From the kitchen a long side porch has been added as an alternate entrance from the rear garden. To the end of the hall a door opens into the dining space which in-turn links open-plan to the sitting room, which has also been extended. This vast space provides many options for the layout of furniture and has the added benefit of a large patio door that opens into the garden. Taking the stairs, the first-floor offers a large main double bedroom, second standard double bedroom, and a third single bedroom. A family bathroom provides a bathtub, separate shower cubicle, toilet, basin and heated towel rail, and airing cupboard storage along with loft access can be found on the landing. The house is fitted with a modern standard of UPVC double glazing throughout.







## Outside

The front garden consists of two raised, well stocked plant beds between which a gravel path leads up to the front door and beyond to where the garden store/workshop can be accessed. The rear garden faces directly South and immediately behind the house is an area of decking to make the most of the afternoon sun. Two sets of stone steps lead up to larger paved area of the garden which is framed by two slate covered plant beds with various inset shrubs. A large timber shed sits to one corner and the boundaries are marked with high timber fencing with concrete posts. A secure double gate in the fence gives way to the brick weave driveway that leads up to the garage and storage beside. Outside of the gates further off-road parking is provided for at least two vehicles.

## Location

The small village of Hales is located close to Loddon; a very popular small town providing schools (including Hobart High and Langley School), nurseries, shops, Post Office, Churches, doctors surgery, dentist, library, cafes, pubs and access to the Broads network. The market towns of Beccles and Bungay are within easy reach and provide further amenities. The Cathedral City of Norwich is about 20 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 40mins). The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are approx. 20 miles away.

## Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services

Oil central heating. Mains electric, water and drainage connected.

EPC Rating: D

## Local Authority:

South Norfolk District Council

Tax Band: C

Postcode: NR14 6SW

What3Words: ///teardrop.happen.grinders

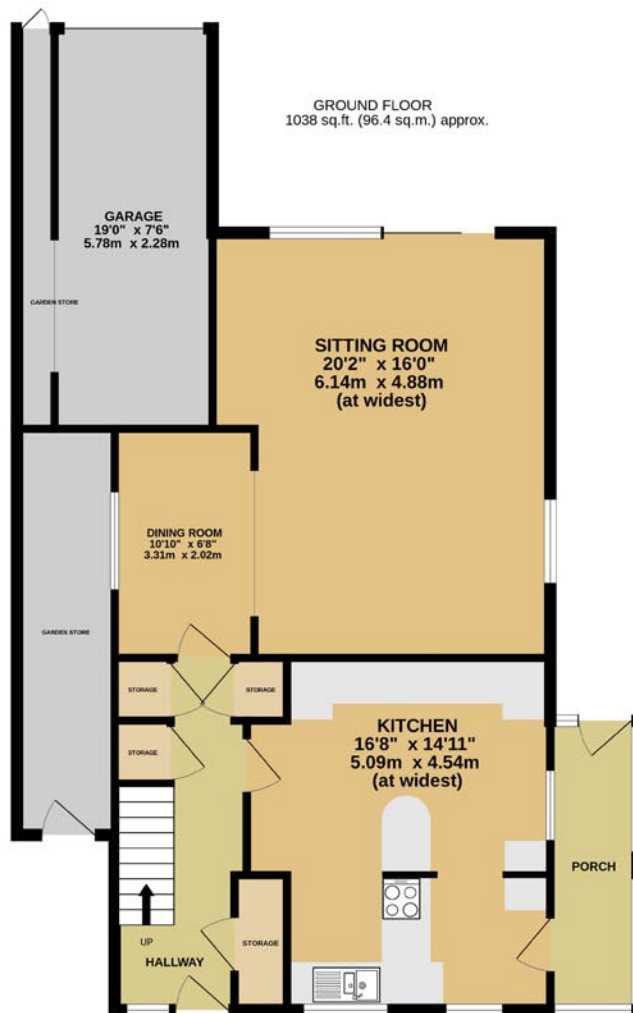
## Tenure

Vacant possession of the freehold will be given upon completion.

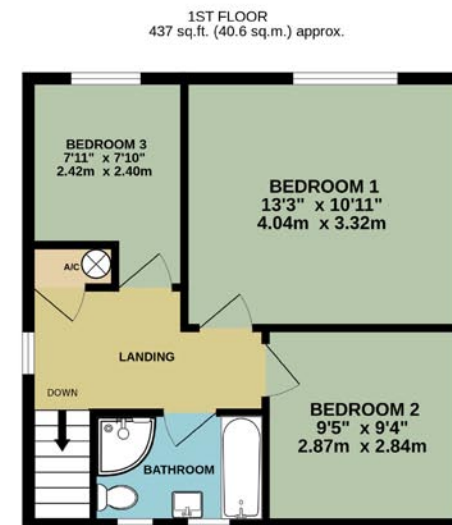
## Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Offers in Excess of: £300,000



TOTAL FLOOR AREA : 1474 sq.ft. (137.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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To arrange a viewing, please call 01508 521110

Offices throughout Norfolk & Suffolk:

Loddon	01508 521110
Bungay	01986 888160
Diss	01379 644822
Norwich	01603 859343
Harleston	01379 882535
Halesworth	01986 888205

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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