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MUSKER MCINTYRE
ESTATE AGENTS & PROPERTY MANAGERS
FOR SALE
(01508 521111)
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*School Lane,
Hales, Norfolk*

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ESTATE AGENTS

Situated on the outskirts of Hales village, close to the amenities of Loddon, we are pleased to offer this well presented, sizable family home with field views to the rear. This semi-detached house boasts three double bedrooms, master ensuite, open-plan kitchen/dining/garden room, garage/office space and much, much more.

Accommodation comprises briefly:

- Entrance Hallway
- Sitting Room with Open-Fire
- Open-Plan Kitchen/Dining Room
- Garden Room
- Three Double Bedrooms
- Master Ensuite
- Family Bathroom
- Plenty of Built-In Storage
- Garage/Office Outbuilding
- Large Driveway
- Attractive Garden with Field Views



Property

The front door welcomes you into an entrance hall with stairs in front of you and doors to the sitting room and kitchen/dining room to your left and right respectively. The spacious sitting room spans the depth of the house footprint, measuring 22' by 14' with plenty of light provided by a front bay-style window and French doors to the rear. An open fireplace offers a cosy element for those colder winter nights. The kitchen, dining room and garden room have been opened up to form a versatile and social family space to be enjoyed. To the front aspect you will find ample space for a family dining set in front of a feature fireplace that could be opened up and used if the new owner prefers. The kitchen is seamlessly linked via a large opening and boasts a good range of modern floor/wall mounted units and blue pearl granite worktops, along with a large central island. Integrated within are two eye-level Neff ovens, a dishwasher, fridge-freezer and LPG fired gas hob. A handy under-stairs larder cupboard provides further storage and space for a stand-alone washing machine can also be found under the countertop. A water softener and drinking water tap complete the package. To the back of the house is a garden room with French doors that open up to take advantage of the semi-rural setting and allow for a pleasant spot to enjoy a coffee in the afternoon sun. Taking the stairs, a short landing gives access to three double bedrooms and family bathroom. The main bedroom is a very generous double room with dual-aspect, multiple built-in wardrobes and an ensuite shower room. Both the second and third double bedrooms are of a good size and similarly offer integrated storage. Completing the accommodation is a modern family bathroom that comes equipped with a P-shaped bath with shower over, toilet, and storage unit with wash basin sitting atop. The property is UPVC double glazed to a modern standard and kept in particularly good order throughout.







Outside

The property occupies a generously wide frontage, mostly taken up by a large expanse of gravel driveway providing plenty of parking. Plant beds stocked with a variation of trees and shrubs mark the left and right boundaries, and to the right of the driveway is a grass area left to meadow flowers for the bees. To the left of the house a painted five-bar gate gives way to further gravel parking as it leads up to the garage/office outbuilding beyond. The garage is fitted with power/light and features a deep service pit that the new owner may find useful. The office space was a more recent addition, offering an ideal space to work from home or a multitude of other uses. Power/light is available here too, along with a patio door that opens into the garden. The roof space has been fully boarded to provide additional storage. The West facing rear garden has been beautifully landscaped to provide multiple paved seating areas, linked by a gravel path that flows between attractive and colourful raised plant beds.

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 fired central heating. Mains electric, water and drainage connected.
Energy Rating: D

Local Authority:

South Norfolk Council
Tax Band: B
Postcode: NR14 6SU

What3Words: ///food.bloomers.ribcage

Tenure

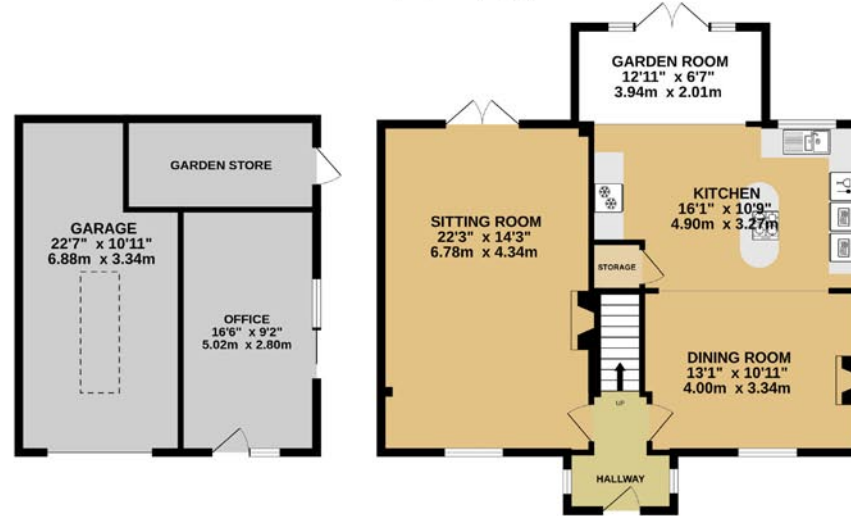
Vacant possession of the freehold will be given upon completion.

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.

Guide Price: £375,000

GROUND FLOOR
1280 sq.ft. (118.9 sq.m.) approx.



1ST FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 1875 sq.ft. (174.2 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

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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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