

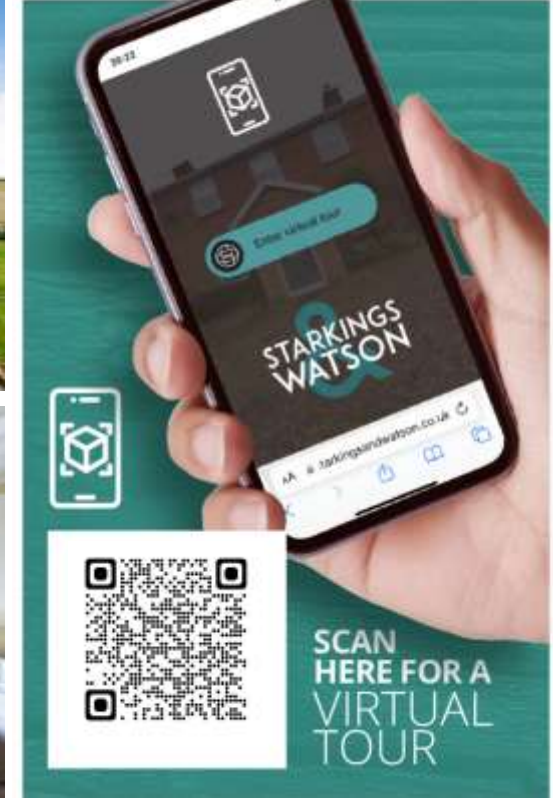
CHAPEL ROAD

# Halvergate, Norwich NR13 3QA

Freehold | Energy Efficiency Rating : F

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

# FOR SALE PROPERTY



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



# STARKINGS & WATSON

- No Chain!
- Semi-Detached Cottage
- Field Views to Front & Rear
- Sitting Room with Wood Burner
- Open Plan Kitchen/Dining Room
- Luxury Bathroom with Separate Shower
- Two Bedrooms
- Private Gardens & Workshop

#### IN SUMMARY

NO CHAIN. Tucked away amidst OPEN COUNTRYSIDE this MODERNISED CHARACTER COTTAGE offers a wealth of CHARM, with an OPEN PLAN FEEL, great OUTDOOR STORAGE and a PRIVATE COTTAGE GARDEN. With a PORCH ENTRANCE to front, the 14' SITTING ROOM is centred around a CAST IRON WOOD BURNER, and includes a feature EXPOSED BRICK WALL. The BESPOKE OPEN PLAN KITCHEN/DINING ROOM offers space for modern luxuries including a RANGE STYLE COOKER and AMERICAN STYLE FRIDGE FREEZER, whilst being finished with modern touches such as RECESSED SPOT LIGHTS. French doors lead to the GARDEN, and there is GREAT SPACE for a TABLE and SEATING. The UTILITY ROOM offers a further FUNCTIONAL EXTENSION to the kitchen, and the ground floor bathroom offers a ROLLED TOP BATH and separate SHOWER. Upstairs, TWO BEDROOMS lead off the landing, with an en suite CLOAKROOM.

#### SETTING THE SCENE

From the road, a shingled driveway offers ample

parking and turning space, the option exists to install gates, whilst the property is tucked away behind mature hedging. Gated access is also provided to the rear garden. Opposite, open fields can be found, which are often used for grazing horses.

#### THE GRAND TOUR

The property is finished with uPVC double glazing and electric Wi-fi heating allowing remote control. Stepping inside, the composite entrance door takes you into a porch entrance, with space for coats and shoes. A further door leads into the formal sitting room, with concealed stairs to the first floor, painted ceiling beams, exposed brick work and the feature cast iron wood burner. This warm and cosy room is the perfect size, and enjoys great views to front. The kitchen is adjacent, with an L-shape style allowing for ample storage and space for a good sized table and seating. The kitchen has been designed to separate the two sections, with space for a Range style cooker and American style fridge/freezer. Tiled and wood flooring runs under foot and into the dining area, with the utility room next door including a further sink, space for laundry appliances and further general storage. Lastly, the four piece family bathroom is dressed to impress, with wood panelling, heated towel rail and tiled flooring - the rolled top bath is a beautiful feature, whilst a separate shower allows for easy modern day living. Upstairs, two bedrooms can be found off the landing, the first a great size double with panoramic views and a built-in cupboard, whilst the second is in the eaves, but does include a useful en suite cloakroom.



To arrange an accompanied viewing please call our  
Brundall Office on **01603 336556**



### THE GREAT OUTDOORS

Heading outside, the garden has been created in a cottage style, with many textures and levels. Stairs rise up to a patio space with a full range of mature planting, gated access to front and a useful brick built storage shed including power and lighting. An archway leads to the main lawned garden with further planting and enclosed timber fencing. A timber shed offers storage, and a further covered seating area is perfect to enjoy the late sun. A range of fruit trees include pear, plum and apple, whilst a further patio can be found to the far corner.

### 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 3QA

What3Words : ///bandwagon.nozzles.dust

### 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:



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)

**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.

⚠️ Reduced bedroom (below 1.5m<sup>2</sup> x 2.1m)

(1) Excluding balconies and terraces

Approximate total area<sup>(1)</sup>  
 910.72 ft<sup>2</sup>  
 84.61 m<sup>2</sup>

Reduced bedroom  
 34.39 ft<sup>2</sup>  
 3.19 m<sup>2</sup>

⚠️ Reduced bedroom (below 1.5m<sup>2</sup> x 2.1m)

