

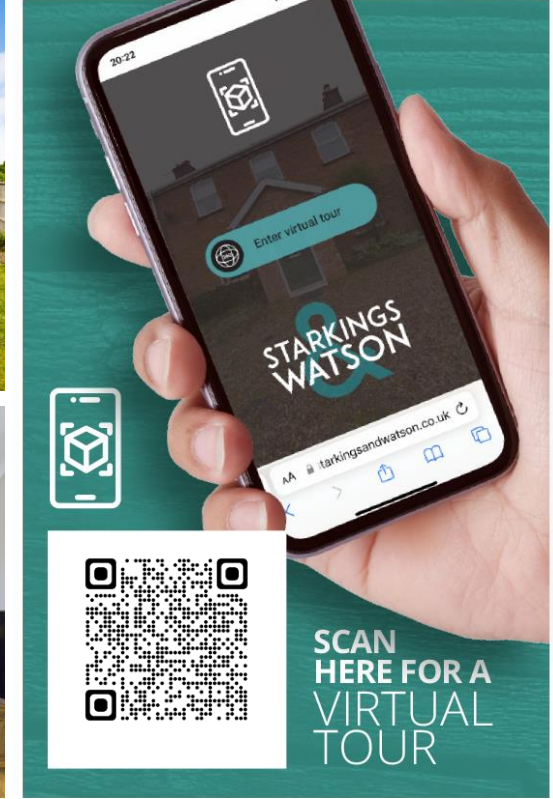
# CHAPELFIELD

## Freethorpe, Norwich NR13 3LY

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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# STARKINGS & WATSON



- Elevated Plot Backing Onto Fields
- Detached Bungalow
- Newly Fitted Windows & Doors
- Sitting Room with Wood Burner
- Kitchen/Breakfast Room
- Three Bedrooms
- Family Bathroom with Shower
- Private Lawned Gardens

#### IN SUMMARY

Occupying an ELEVATED NON-ESTATE PLOT which backs onto OPEN FIELDS, this detached BUNGALOW boasts close to 1100 Sq. ft (stms) of accommodation. With NEW WINDOWS and DOORS installed in 2023, the property has a CHARACTERFUL FEEL, with GEORGIAN BARS to the windows, wood effect flooring and a FEATURE WOOD BURNER. With a SIZEABLE PLOT, a large PRIVATE REAR GARDEN can be found to rear, enjoying the field views, and providing access to the TANDEM LENGTH GARAGE. The internal accommodation is centred from a main hall entrance, including a 14' SITTING ROOM, 11' KITCHEN with SOLID WOOD WORK SURFACES, THREE DOUBLE BEDROOMS and a family bathroom with a SHOWER over the bath.

#### SETTING THE SCENE

Set back from the road, a large lawned frontage can be found, with planted beds which screen the LPG tank. The driveway is a mixture of hard standing and shingle, leading to the adjoining tandem length garage with electric roller door to front. Gated

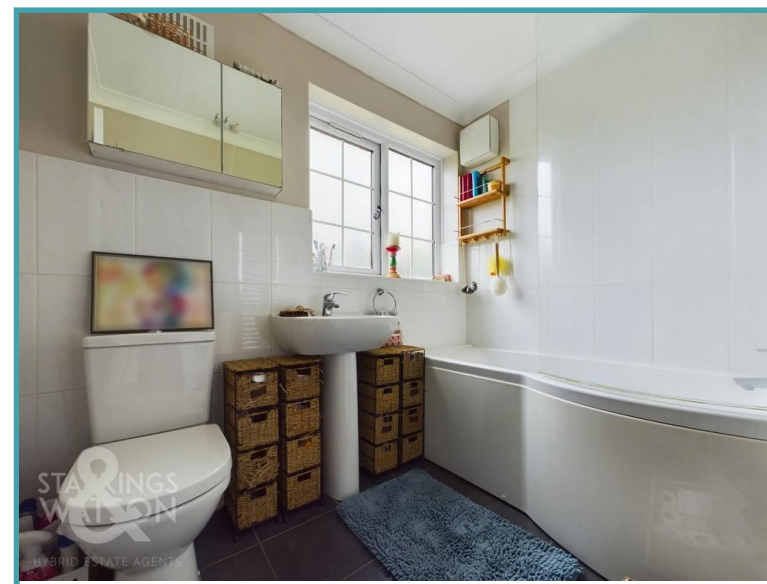
access leads to the side, and a door leads into the main property.

#### THE GRAND TOUR

With a new composite door to front, you step into the main entrance hall with built-in storage and wood effect flooring. To your left, the sitting room is centred on an exposed brick fire place, with an inset cast iron wood burner. A bow window to front offers views over the front garden, whilst wood effect flooring runs under foot. Opposite, the first of the double bedrooms can be found - a versatile room which could of course be another reception room or study. Next up is the kitchen/dining room which is perfect for a round table. A range of free standing units with solid wood work surfaces forms the kitchen, along with space for a range style LPG gas cooker and further white goods. A useful stable door to side leads to a lean to laundry room/porch which takes you out to the rear garden. At the end of the hall, to your right the second double bedroom can be found, with the family bathroom in the middle, forming a three piece suite including tiled splash backs and a shower over the bath. The main bedroom is the other end, with a built-in wardrobe.

#### THE GREAT OUTDOORS

The rear garden is enclosed to three sides with timber panelled fencing - low level to rear to allow the field view to be enjoyed. Laid to lawn, various planting can be found, along with trees and shrubbery. Access leads to the front and to the



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adjoining garage. The garage is a tandem length with electric roller door to front, power, lighting, window and door to rear.

#### OUT & ABOUT

Situated in the heart of Freethorpe, the village is located to the East of Norwich with local facilities including public house, church and school. There is access close by to the A47 and the larger village of Acle which has a more comprehensive range of amenities including village shops, schools and train station.

#### FIND US

Postcode : NR13 3LY

What3Words : ///overdrive.cafe.vine

#### 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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**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.

(1) Excluding balconies and terraces

Approximate total area (1)  
1097.40 ft<sup>2</sup>  
101.95 m<sup>2</sup>

