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Millside,
Hales, Norfolk

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**MUSKER
McINTYRE**
ESTATE AGENTS

A beautifully presented and extended three bed roomed house offered in excellent decorative order throughout, with spacious accommodation situated in a tranquil lovely garden with open countryside views and ample off road parking.

Accommodation comprises briefly:

- Entrance hallway
- Cloakroom
- Sitting Room
- Snug
- Kitchen
- Office/Playroom/Bedroom 4/Dining Room
- Master Bedroom
- Bedroom Two
- Bedroom Three
- Newly Fitted Family Shower Room
- Attractive Rear Garden
- Ample Off Road Parking



Property

The front entrance door leads into the spacious hallway fitted with wood effect tiled flooring and a panel radiator, and a cloakroom with WC and wash basin. The sitting room is bright and airy, this is a lovely room for entertaining and dining and benefits from a fitted log burner and oak flooring, making this easy to clean when coming in from the garden. A recently extended snug provides an extra room to relax in with views over the garden and countryside beyond. Through to the kitchen with grey tiled effect floor and fitted wall and base units, marble effect worktops, integrated dishwasher and washing machine, single bowl single drainer sink unit and mixer tap, free standing range cooker with extractor hood over, space for fridge freezer. The office with wood effect tiled flooring was originally the garage and lends itself to any usage to include a playroom or 4th bedroom. There are double doors which open to a storage area, a second cupboard which houses the 'Grant' oil fired boiler providing domestic hot water and central heating, and worktops with recesses under. From the landing the master bedroom is spacious and has superb views over the open countryside, there are fitted double wardrobe cupboards with a vanity dresser. Bedroom two is also a double room enjoying lovely views and bedroom three is bright and airy with views over the front aspect. The recently fitted shower room comprises a large shower area with glass screen, a vanity unit with inset wash basin and towel storage under, low suite WC, and wood effect flooring.







Outside

To the front there is a large brick paved patio which provides off road parking for several cars and leads to the front entrance. The rear garden is mostly laid to lawn with side borders stocked with plants and shrubs and views over the fields and countryside beyond. A Brazilian slate patio provides a great area for seating and a further lawned side area has a timber and felt roofed shed.

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.

Energy Rating: D

Local Authority:

South Norfolk Council

Tax Band: B

Postcode: NR14 6SW

What3Words: ///gossiped.image.yummy

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: £320,000

Offices throughout Norfolk & Suffolk:

Bungay 01986 888160

Diss 01379 644822

Halesworth 01986 888205

Harleston 01379 882535

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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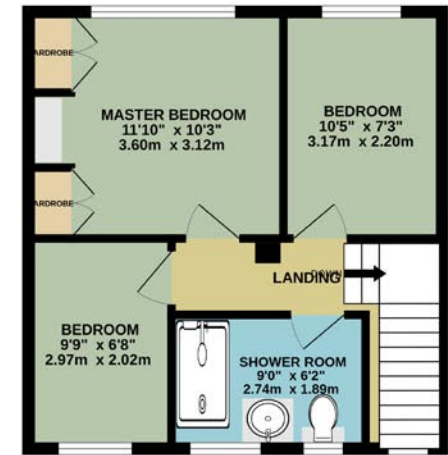
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GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.



1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA: 1133 sq.ft. (105.3 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

www.muskermcintyre.co.uk

LODDON OFFICE

22 High Street

Loddon

Norfolk

NR14 6AH

Tel. 01508 521110

info@muskermcintyre.co.uk