

# GRANARY CLOSE

## Freethorpe, Norwich NR13 3NB

Freehold | Energy Efficiency Rating : E

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

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# STARKINGS & WATSON

- Motivated Vendor!
- Detached Family Home
- Approx. 1045 Sq. ft (stms) of Accommodation
- Ample Parking & Integral Garage
- Wrap Around Lawned Gardens
- Sitting Room with Multi-Fuel Burner
- Three Bedrooms
- Family Bathroom with Shower

### IN SUMMARY

Motivated Vendor! This DETACHED FAMILY HOME is TUCKED AWAY in the corner of a cul-de-sac with WRAP AROUND GARDENS offering PRIVACY and SECLUSION. With some 1045 Sq. ft (stms) of accommodation including an integral GARAGE, there is ample parking to front for a growing family. Leased solar panels offer electricity for use, reducing your energy bills. Internally a WELCOMING PORCH and HALL ENTRANCE offer a great meet and greet space, with doors leading to the SITTING ROOM with a CAST IRON MULTI-FUEL BURNER and OPEN PLAN DINING ROOM, and to the FITTED KITCHEN. Upstairs, THREE BEDROOMS lead off the landing, along with the family bathroom which includes a SHOWER over the bath. Heading outside, a COVERED SEATING AREA is the perfect place for alfresco dining, with a main lawn and rear GARAGE access.

### SETTING THE SCENE

A large shingled expanse offers ample parking, with gated access to the rear garden, with doors to the garage and main entrance.

### THE GRAND TOUR

Heading inside, a porch entrance offers a useful coat and shoe storage space, with a further door to the entrance hall. Stairs rise up, with storage space below and doors to the kitchen and sitting room. Double doors open to the sitting room, with a large window to front and a feature cast iron multi-fuel burner. The dining room is open plan, with fitted carpet running through both rooms and French doors onto the garden. The kitchen offers a modern range of wall and base level units with wood effect work surfaces, along with space for white goods and an electric cooker. A door leads to the rear garden where the covered seating area can be found. Upstairs, the landing offers an airing cupboard, with three carpeted bedrooms, all with radiators and uPVC double glazed windows. The family bathroom completes the property, with tiled walls, and a shower over the bath.

### THE GREAT OUTDOORS

Heading outside, the rear garden is L-shaped and wraps around the property. A spacious patio area is covered and screened, with raised beds stepping up to the wrap around lawns. Planted and fenced boundaries can be found, with various storage areas and gated access to the front. A useful door leads to the garage where an up and over door to front can be found, with storage above, electric central heating system, power and lighting.



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#### 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 3NB

What3Words : ///sprint.stapled.overheard

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTE

The solar panels are installed on a lease basis, with electricity provided for use, but no feed in tariff. There is around 13 years remaining on the lease.

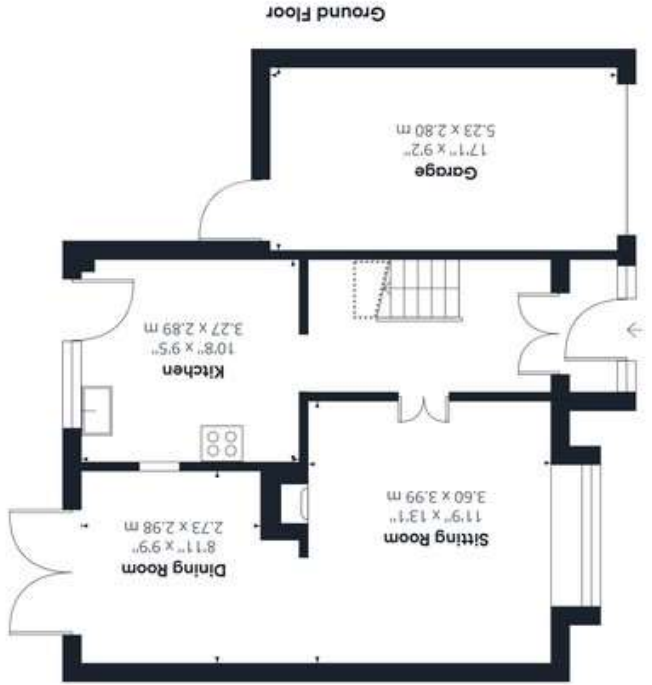
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Price:



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Approximate total area<sup>(1)</sup>

1045.12 ft<sup>2</sup>

97.09 m<sup>2</sup>

Reduced bedroom

13.90 ft<sup>2</sup>

1.29 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced bedroom  
(below 1.5m/4.92ft)

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.