

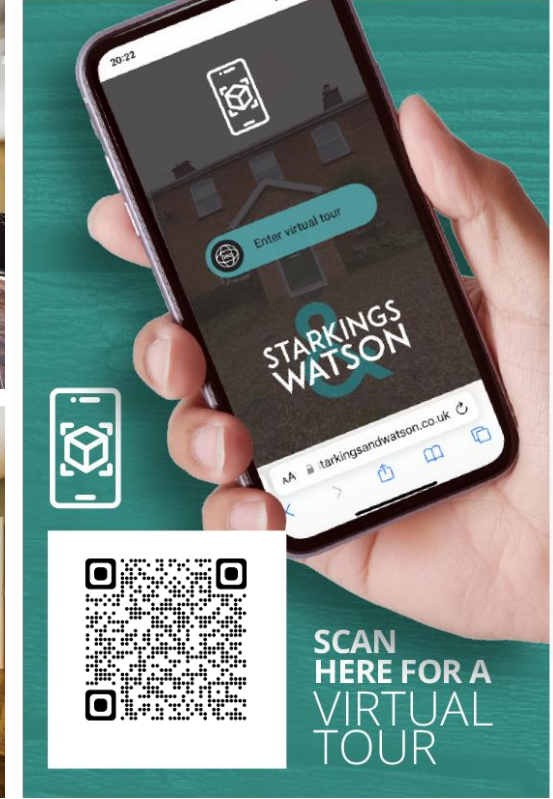
THE GREEN

Freethorpe, Norwich NR13 3NY

Freehold | Energy Efficiency Rating : TBC

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

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STARKINGS & WATSON

- Semi-Detached Family Home
- Grade II Listed
- Perfect Blend Of Old & New
- 1500 SQ FT (stms) of Internal Space
- Stunning Plot of 1.45 Acres (stms)
- Stables & Equestrian Facilities
- Private Landscaped Gardens
- Sought After Central Village Location

IN SUMMARY

MOTIVATED VENDOR! Locates within the HEART of the POPULAR VILLAGE OF FREETHORPE is this MAGNIFICENT GRADE II LISTED SEMI DETACHED FAMILY HOME which has been extended in recent years providing stunning accommodation extending to approximately 1500 SQ FT (stms). In addition to the house, there is a GENEROUS PLOT of 1.45 ACRES (stms) with private gardens, large shingled driveway as well as STABLE YARD with FOUR STABLES, TACK ROOM and further space in addition to the PADDOCK beyond measuring in excess of 1 ACRE, ideal for EQUESTRIAN USES. The house is the perfect blend of ORIGINAL CHARACTER and MODERN ADDITIONS with THREE reception spaces, THREE WOODBURNERS, a STUNNING MODERN SHAKER STYLE KITCHEN with Quartz worktops, utility room, study, shower room and separate bathroom as well as THREE DOUBLE BEDROOMS.

SETTING THE SCENE

Approached via the main frontage via a large shingled front driveway providing plenty of off road parking with the main entrance door found to the front which is partially covered. There is an additional entrance door also located from the driveway into the new extension as well as a further side door. To the side of the driveway there is a long shingled approach leading to the paddocks and stables to the rear accessed via secure five bar gates. This provides a very useful access directly to the land should you have horses or livestock.

THE GRAND TOUR

Entering via the main entrance door into the hallway you will immediately find parquet Karndean flooring with a very useful utility room found immediately in front. The utility offers a range of cupboard storage with solid wood worktops over and space for various white goods as well as a butler sink. The next room is the family room within the new extension offering the same parquet flooring as well as bi-folding doors opening onto the rear garden allowing lots of natural light and a wood burner. Beyond the family room is a separate study room which could be used for a number of uses and offers a separate access door to the side. The kitchen/diner is wonderful room blending the modern with the original character. The dining end offers doors onto the rear garden with another woodburner and the same parquet flooring. The dining is open plan to the kitchen with a range of shaker style units, Quartz worktops over, an inset butler sink with mixer tap over, an integrated Fridge/Freezer, Microwave and Dishwasher, as well as a Rangemaster Cooker with a 5-ring hob. In addition the room benefits from a central island providing fantastic additional counter and cupboard space. The kitchen also provides access to the first floor landing, sitting room and lobby and shower room. The lobby provides direct access to the rear garden with an area for coats and boots. The modern, fully tiled shower room is accessed from the lobby with a double walk in shower, w/c and vanity sink. The sitting room accessed from the other end of the kitchen is a cosy space with a separate fireplace and woodburner as well as dual aspect to the front. There is also a small front study/lobby with main front door accessed from the sitting room. This completes the ground floor. Heading up to the first floor landing You will find a wonderful traditional landing space with stripped wooden flooring and built in storage cupboards. The first room is main family bathroom with separate roll top bath and shower cubicle with w/c and hand wash basin as well as wooden flooring. The largest bedroom can be found opposite with dual aspect to the front and a feature cast iron fireplace. To the rear you will find another two double bedrooms both of which have the same wooden flooring



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THE GREAT OUTDOORS

Accessed via a number of access points within the house, the wonderful rear garden can be found. The garden is spacious and landscaped providing a relaxed and generous space for all the family to enjoy. The majority of the rear garden is laid to lawn with the addition of a large patio area laid to Indian Sandstone that stretches the width of the house with a raised deck area providing the perfect place for table and chairs and entertaining. Also within the private part of the garden you will find a large set of children's play apparatus, a children's playhouse, and an array of mature shrubs and trees. There is also a pathway leading to a landscaped area of the garden laid to slate along with kennels and a further raised decking area providing field views. Located beyond the private section of garden you will find extensive equestrian options and facilities. There is a stable yard housing four stables, a tack room, a feed shed, and a wood store. All of which have power and light and are secured built to a good specification. Beyond the stable yard you will find the separate paddocks which can be accessed directly from the side driveway and via the stable yard. The paddocks in excess of 1 Acre (stms) is grassed and fully enclosed by fencing, hedging, and electric fencing. The land is absolutely ideal for equestrian use as well as other livestock but would also suit a smallholding and could even be developed in the future subject to the relevant permissions being obtained.

OUT AND 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 3NY

What3Words : ///crystal.valued.lofts

VIRTUAL TOUR

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

AGENTS NOTES

The property is Grade II Listed.

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

Reduced headroom (below 1.5m/4.9ft)

Approximate total area (1)
 1509.35 ft²
 140.22 m²

Reduced headroom
 20.88 ft²
 1.94 m²

