

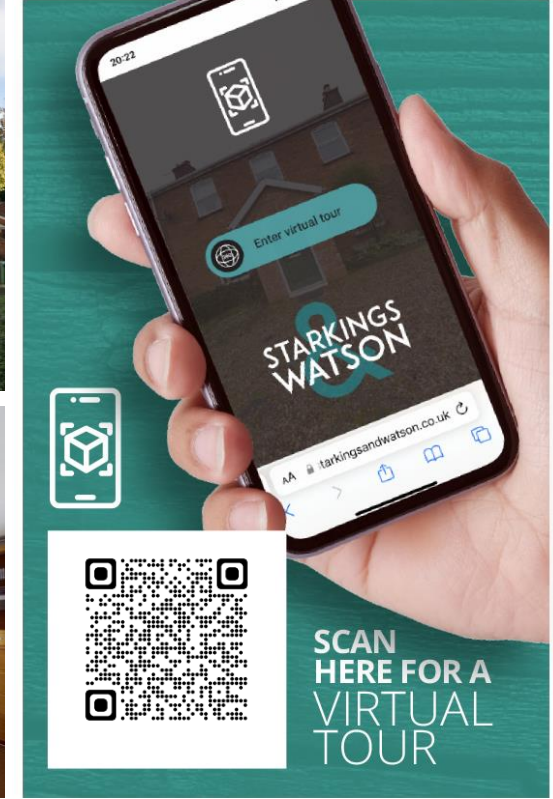
THE GREEN

Freethorpe, Norwich NR13 3NY

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

- No Chain!
- 1700's Detached Cottage (Originally Two)
- Approx. 0.66 Acre Plot (stms)
- Up to Four Reception Rooms
- Separate Kitchen & Utility Room
- Up to Six Bedrooms
- Three Bathrooms & W.C
- Potential Building Plot (stp)

IN SUMMARY

NO CHAIN. Once TWO COTTAGES dating back to the 1700's, the property is now formed as one, with ANNEXE OR INCOME GENERATING OPTIONS. Occupying some 0.66 ACRES (stms) there is POTENTIAL TO BUILD (stp), opening up options for a BUILDER or OWNER OCCUPIER. Requiring SOME UPDATING, over 2300 Sq. ft (stms) of accommodation can be found inside, along with a GARDEN ROOM and BARN externally. The accommodation is HUGELY FLEXIBLE, with NO LESS THAN FOUR RECEPTION ROOMS, a MODERNISED KITCHEN/dining room, separate UTILITY ROOM, pantry, conservatory and TWO BATHROOMS to the ground floor. Upstairs, up to FIVE BEDROOMS lead off the landing, interconnected but also accessible via two staircases. A W.C and BATHROOM with shower can also be found upstairs. The GARDENS are a fantastic addition, BACKING ONTO OPEN FIELDS, with a wide ARRAY OF PLANTING and VISITING WILDLIFE. A useful BARN offers storage, with a GARDEN ROOM being an IDEAL HOME OFFICE.

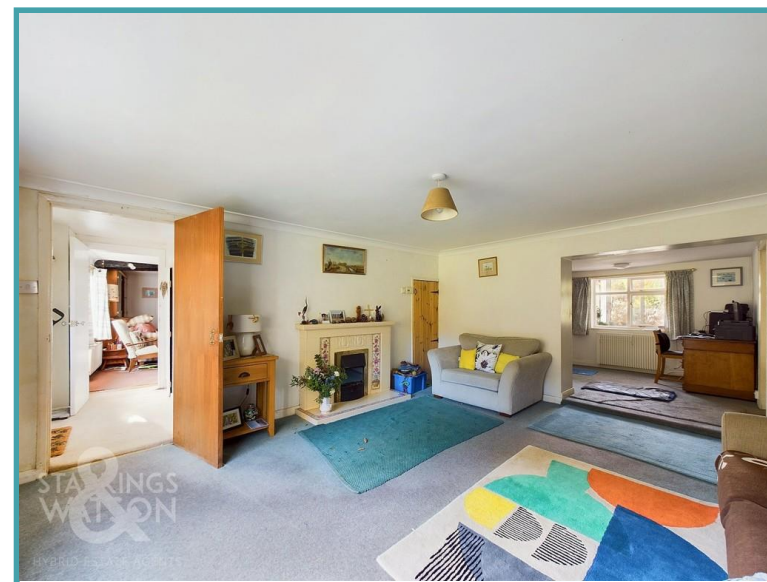
SETTING THE SCENE

Set back from the road and easy to miss, a low level brick walling and a range of mature planting screens this detached cottage with twin driveways and a lawned frontage. Overlooking a green and leafy view, there is potential to develop to the right hand side of the property, utilising the second driveway - subject to planning permissions.

THE GRAND TOUR

There is a door to the side and front, allowing for easy access from the driveway. Utilising the central front door you head into the middle of the property, where number 41 is to your left and the original number 43 to your right. The properties are connected and flow as one, with one central council tax bill for the entire property. Starting to the left, the sitting room is the first of the reception rooms, centred around a feature brick built fire place, with built-in storage and a window to front. To your left the entrance porch from the driveway can be found, with a further door to a family bathroom - requiring some remedial works, a three piece suite is installed and functional. To the rear of the property, a dining room leads on, of fantastic proportions with stairs leading up to the first floor and a window facing to rear for excellent natural light. Also leading off is the utility room, with views over the gardens, a full range of built-in storage and space for laundry appliances. Where we first entered the property, heading right, the family room can be found, with a further fire place and built-in storage. A step heads into a further section of the room, or ideal study. Leading off is the modernised kitchen which is a well-proportioned room with ample space for a dining table, and an L-shape of wall and base level units, with integrated cooking appliances and space for further white goods. The conservatory creates a functional rear access but also a pleasant space to sit and enjoy views of the garden. Lastly, to the front, an inner hall leads to a walk-in pantry where the electric water heating system can be found, with a further modernised family bathroom beyond, including tiled splash backs and shower over the bath.

Heading upstairs, using the rear stairs, the landing leads up with a range of built-in storage cupboards. To your right, a sizeable family bathroom has been created including a separate shower cubicle. A heated towel rail has been installed, whilst two windows allow for excellent views over the garden. Two double bedrooms also lead off the landing, with the larger leading to the second landing which is accessed from the central stairs. The central stairs and landing offers further storage, and leads to three bedrooms and a separate W.C. The bedrooms are all double in size and finished with electric heating.



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Brundall Office on **01603 336556**



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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THE GREAT OUTDOORS

The gardens have been cleverly worked and landscaped over the years to offer a haven for visiting wildlife. With extensive areas of grass, planted beds, a vegetable plot and of course areas which have been left to be wild, the garden is private and non-overlooked. A mixture of trees and shrubbery can be found throughout the gardens, along with two useful outbuildings. The large barn is ideal for storage, with a separate garden building with windows and a storage cupboard which is useful as a home office or similar. A patio seating area with two greenhouses is tucked away within a secluded hedged section with an arched opening. Gated access leads to both sides of the property, where the car port and further parking can be found.

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 3NY

What3Words : ///retailing.taps.joke

VIRTUAL TOUR

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

AGENTS NOTE

The property utilises both an oil fired central heating system and electric heating. The water is a mixture of instant hot water units and a central electric water heater which has been recently installed.

Potential purchasers should be aware to the right hand side of the property, a separately owned plot is subject to a live planning application for the development of a new detached home. Not forming part of our vendors decision to move, the plot is not expected to directly impact the property, however potential purchasers should make enquiries of their own prior to purchase.



Floor 1 Building 1



Ground Floor Building 1

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 headroom (below 1.5m/4.92ft)

Excluding balconies and terraces

Approximate total area
2329.48 ft²
216.42 m²
Reduced headroom
10.32 ft²
0.96 m²

