



Chapelfield, Freethorpe - NR13 3LY

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HYBRID ESTATE AGENTS





## Chapelfield

Freethorpe, Norwich

NO CHAIN. With a NON-OVERLOOKED GARDEN backing onto fields, this semi-detached home is ready to move in, with a FLEXIBLE LAYOUT close to 800 Sq. ft (stms). Set back from the road, AMPLE PARKING can be found to front, with an adjoining GARAGE and WORKSHOP. The internal accommodation comprises a 14' SITTING ROOM, 10' KITCHEN/breakfast room, THREE BEDROOMS, shower room and conservatory. With a FLEXIBLE LAYOUT, there is POTENTIAL to remodel the layout or re-purpose the rooms to suit your needs. The property is finished with uPVC DOUBLE GLAZING and oil fired CENTRAL HEATING.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Semi-Detached Bungalow
- Large Frontage, Driveway & Garage
- Sitting Room
- Kitchen/Breakfast Room
- Up to Three Bedrooms
- Shower Room
- Private Non-Overlooked Gardens
- Backing Onto Fields





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.

#### SETTING THE SCENE

Set back from the road with a large lawned frontage, a variety of mature planting can be found, with a hard standing driveway leading to the garage and main entrance. A car port offers covered storage, with a door to the workshop space, and an internal door to the rear garden.

#### THE GRAND TOUR

The composite entrance door leads to a hall entrance with twin built-in storage cupboards. Doors lead off, starting with the sitting room, centred on a feature fire place and picture window to front. Opposite, a bedroom can be found, with views to front, but adjacent to the kitchen which would allow for an open plan layout (stp). The kitchen is finished with a range of storage, built-in electric hob and oven, and a range of white goods. A side door leads to the car port to side. The main bedroom sits to the rear, with a built-in wardrobe, whilst the shower room is next door - finished with a three piece suite, double shower cubicle and tiled splash backs. The third bedroom is also a versatile space, with a door to the rear conservatory, the ideal space to enjoy the garden views and open rear aspect.







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Freethorpe, Norwich

FIND US

Postcode : NR13 3LY

What3Words : ///consented.solar.madder

VIRTUAL TOUR

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

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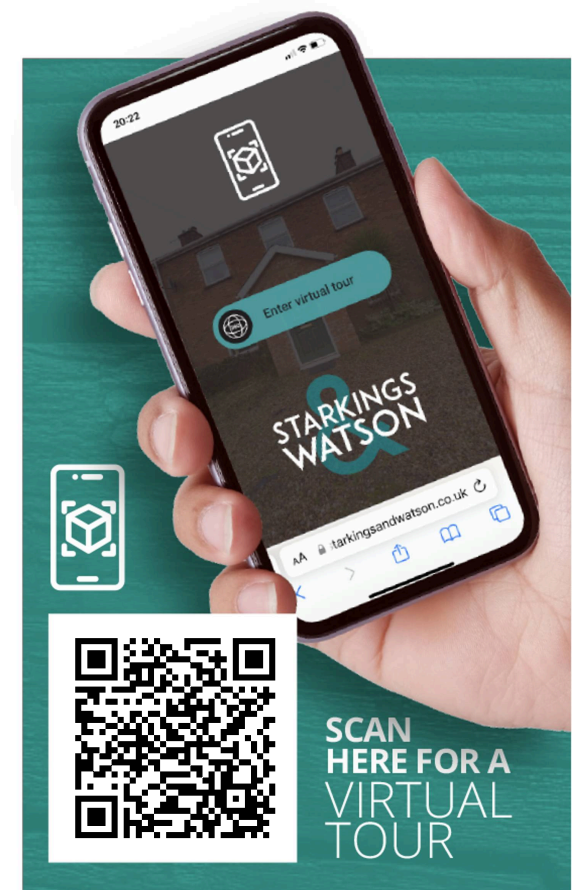




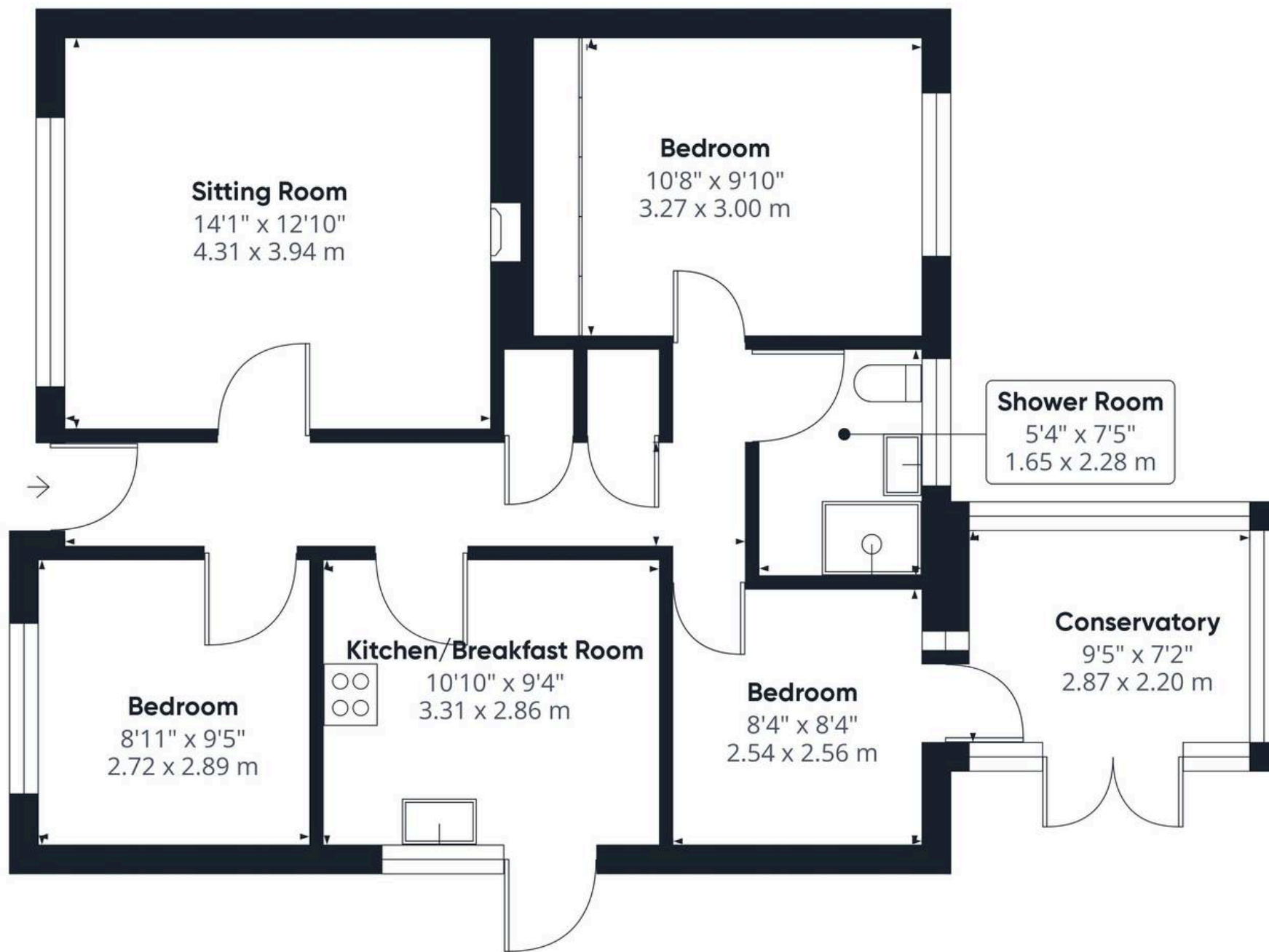


## THE GREAT OUTDOORS

The rear garden is fully enclosed with timber panelled fencing, whilst being laid to lawn and completed with a range of planting. A timber shed and summer house offer storage, with the oil tank next door. The garage allows for garden access, with an up and over door to front, power and lighting.







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

795.83 ft<sup>2</sup>

73.94 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



## Starkings & Watson Hybrid Estate Agents

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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.