

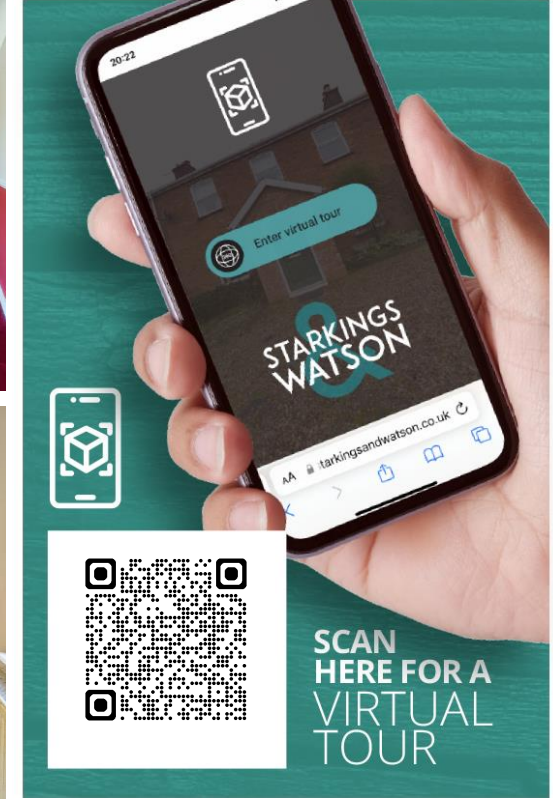
PALMERS LANE

Freethorpe, Norwich NR13 3NU

Freehold | Energy Efficiency Rating : D

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

FOR SALE PROPERTY



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- No Chain!
- Detached Period Cottage
- Potential to Update & Remodel
- Two Reception Rooms
- 22' Kitchen & Separate Utility Room
- Four Bedrooms
- W.C & First Floor Bathroom with Shower
- Wrap Around Gardens & Brick Shed

IN SUMMARY

NO CHAIN. With over 1320 Sq. ft (stms) of accommodation, this DETACHED COTTAGE started life as two homes, later remodelled to offer ONE LARGER family home. With HUGE POTENTIAL to UPDATE and MODERNISE, SOLAR PANELS are already installed, with several options to reconfigure the layout. The ground floor includes a HALL ENTRANCE, 15' sitting room, FURTHER 12' FAMILY ROOM, 22' KITCHEN/BREAKFAST ROOM which runs across the rear, with a UTILITY ROOM and W.C leading off. Upstairs, FOUR BEDROOMS lead off the landing, with the LARGEST BEDROOM including a WALK-IN DRESSING ROOM with a built-in wardrobe. The FAMILY BATHROOM completes the property, with a BATH and SEPARATE SHOWER. Outside, there is AMPLE PARKING to front, with WRAP AROUND GARDENS to the side and rear, along with a BRICK BUILT storage SHED.

SETTING THE SCENE

Set back from the road with a shingled driveway to front, mature hedging and planting can be found to

all boundaries, with a planted frontage, and timber picket fence which leads to the rear garden.

THE GRAND TOUR

Once inside, the carpeted hall entrance leads to the main reception rooms and kitchen, with stairs rising up and useful storage below. To the right hand side, the family room offers a feature fireplace with a tiled hearth and window to front. The main sitting room is a great size, with a further feature fireplace including a cast iron woodburner and brick surround. The long kitchen/breakfast room offers a large run of wall and base level storage units, with space for general white goods and an electric cooker. Windows face to the rear, with uPVC double glazed French doors to the side patio. Tiled splash backs run along the work surface, with space for a breakfast table, and door into the adjacent utility room. Providing further storage and space for the floor mounted oil fired central heating boiler, a door leads to the garden, and also to the W.C which includes the hot water tank. Upstairs, the four bedrooms are all carpeted and lead off, with the main bedroom accessed through a walk-in dressing room with a built-in wardrobe to one side. The family bathroom completes the property, with a shower bath and multi-jet shower cubicle - all complete with wood effect flooring underfoot.

THE GREAT OUTDOORS

Outside, the garden is laid to grass and wraps around the side and rear of the property. A raised planter is ideal for fruit and vegetable growing, with a large patio extending from the kitchen French doors. A



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timber shed and oil tank sit next to the brick built shed/workshop.

OUT & ABOUT

Situated in the heart of Freethorpe, the village is located to the East of Norwich with local facilities including public house, church, school and bus services. 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 3NU

What3Words : ///pulled.suspect.tangent

VIRTUAL TOUR

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

AGENTS NOTE

The property has solar panels which are on a feed in tariff.

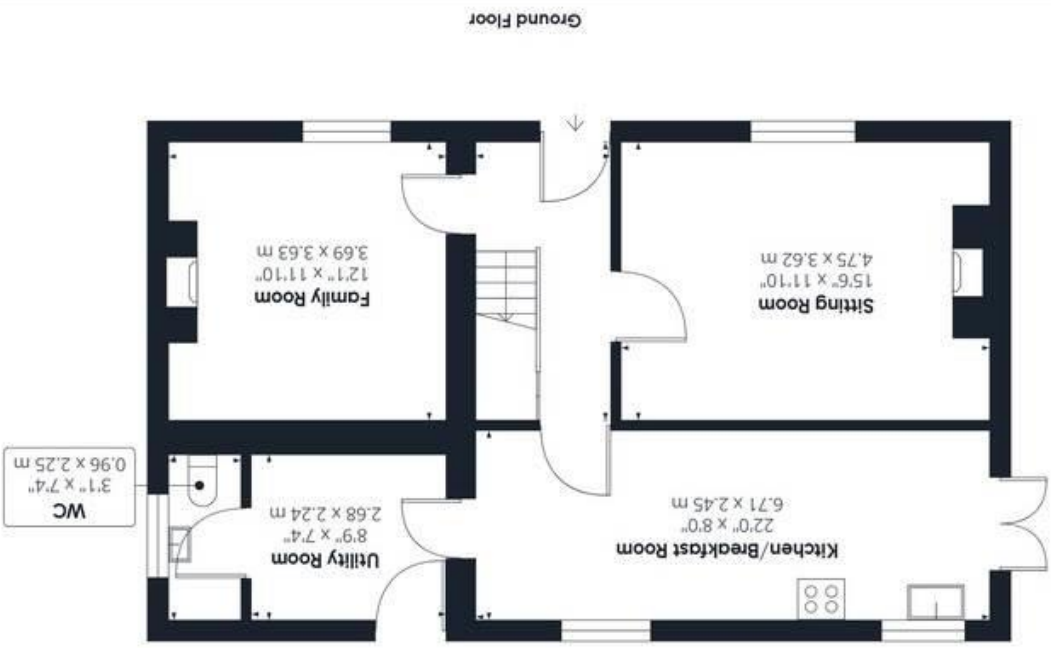
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Price:



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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.

Approximate total area^m

1328.57 ft²
123.43 m²