

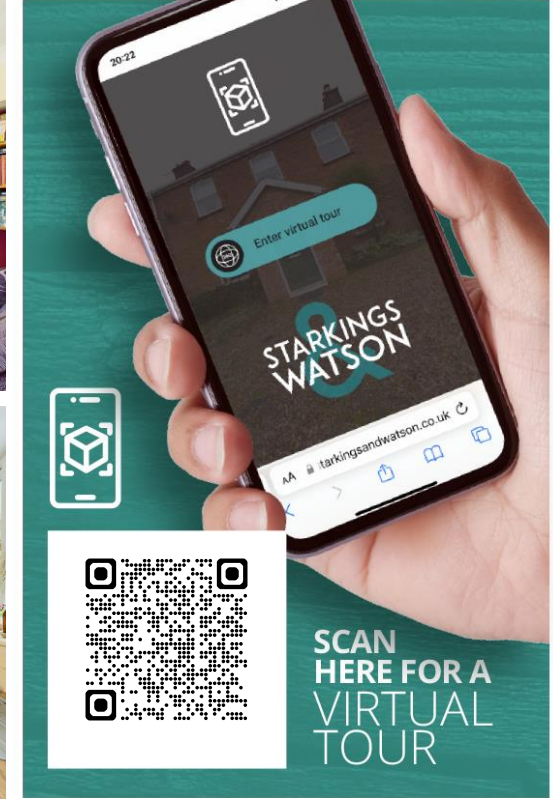
PRESTON LANE

Hales, Norwich NR14 6ST

Freehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01508 356456

FOR SALE
PROPERTY



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- Rural Cul-De-Sac Setting
- Semi-Detached Home with Potential
- Sitting Room with Open Fire
- Open Plan Kitchen/Dining Room
- Garden Room with Warm Roof
- Three Bedrooms
- Ground Floor Family Bathroom
- Private & Secluded Wrap Around Gardens

IN SUMMARY

Occupying a RURAL cul-de-sac SETTING, this semi-detached home offers a GARDEN ROOM extension to the rear, and HUGE POTENTIAL to further extend if required (stp). Ample PARKING can be found to front, with the standout feature being the PRIVATE WRAP AROUND GARDENS which can be found to side and rear. Internally, over 930 Sq. ft (stms) of accommodation can be found, including the hall entrance, 12' SITTING ROOM with OPEN FIRE, 17' KITCHEN/DINING ROOM, garden room and FAMILY BATHROOM to the ground floor. Upstairs, THREE BEDROOMS can be found off the landing, with a range of STORAGE built-in. Finished with uPVC double glazing, a water softener and an oil fired CENTRAL HEATING BOILER, the property is ready to move-in.

SETTING THE SCENE

Screened behind high level hedging, a spacious driveway opens up with ample parking to front and mature hedging to both sides. Gated access leads to the rear, with a pathway to the main front door.

THE GRAND TOUR

Stepping inside, the hall entrance includes the stairs which rise up, and a door to the bathroom and main living accommodation. To the right and starting in the bathroom, a three piece suite can be found, with tiled splash backs and flooring, along with a shower over the bath. Centred on the feature fireplace, the open fire is set within a solid wood and cast iron surround, with a window to front and door into the kitchen. Running the width of the property, the kitchen offers ample space for a family sized dining table, with the kitchen including a range of cupboards, breakfast bar and space for general white goods, with the inset electric ceramic hob and built-in electric double oven integrated. Extending the living space, the garden room enjoys a warm roof above and exposed brick work, whilst French doors and windows face the rear garden. Upstairs the landing leads to three bedrooms, with the larger facing to the front with a cupboard over the stairs. The two further bedrooms face to the rear, with them all being carpeted.

THE GREAT OUTDOORS

Heading outside a large sweeping patio offers the ideal seating area to enjoy the summer sun. With well stocked and mature boundaries, complete seclusion can be enjoyed, with the garden opening up to an area of grass and a further secret garden for storage to the rear. A timber shed is next to the front gated entrance, along with a further shed which is converted into two sections, having been insulated and used as a home office with power and lighting.



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OUT & ABOUT

Hales is a small village situated off the A146, offering a garage/shop, restaurant/takeaway, village hall and village cricket and bowls club. Loddon is approximately two miles away and offers a regular bus service to the Cathedral City of Norwich and Lowestoft (the bus stop is a 5min walk away from the property), whilst also boasting an extensive range of amenities which include a supermarket, doctors, dentist, and opticians.

FIND US

Postcode : NR14 6ST

What3Words : ///drifter.bolsters.burns

VIRTUAL TOUR

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

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

Approximate total area^m
 938.28 ft²
 87.17 m²



Floor 1



Ground Floor

