

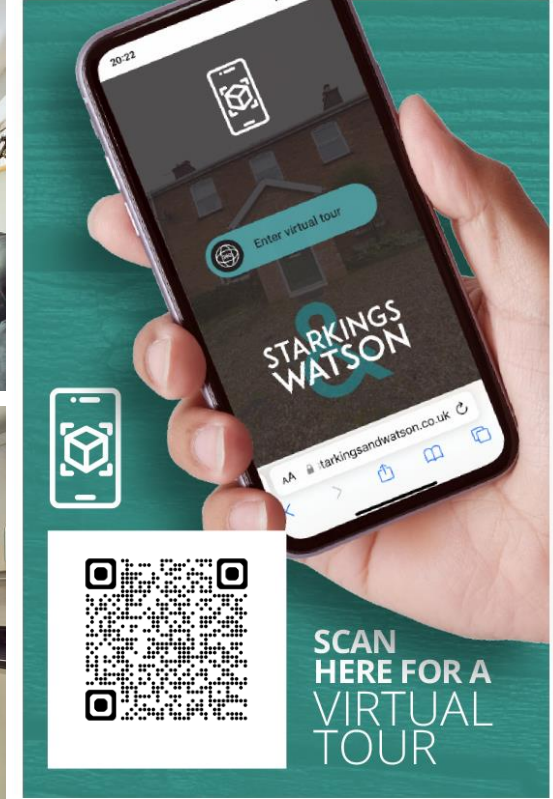
THE COMMON

Freethorpe, Norwich NR13 3LT

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 & Extended Chalet
- Annexe Potential
- Flexible Layout Over 1430 Sq. ft (stms)
- 22' Sitting Room with French Doors
- 16' Kitchen/Breakfast Room
- Separate Utility & Laundry Rooms
- Large Gardens Backing Onto Fields

IN SUMMARY

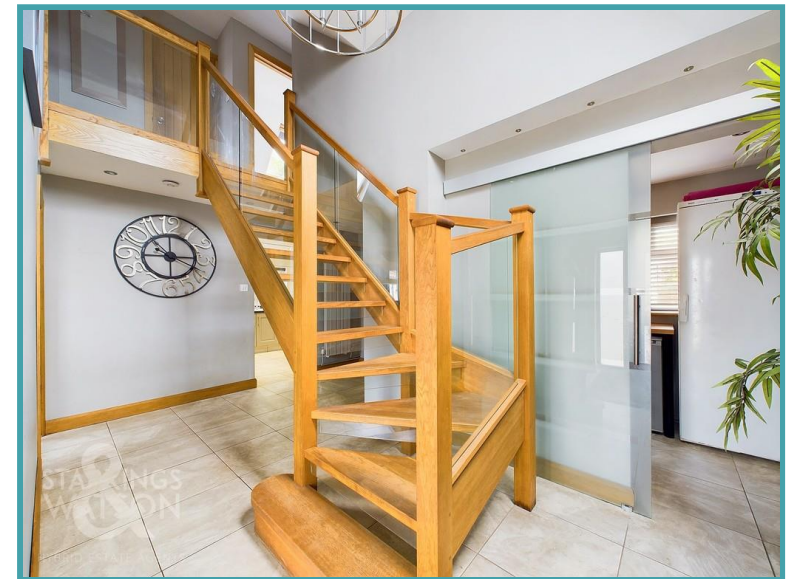
NO CHAIN. With Over 1430 Sq. ft (stms) of accommodation, this MODERN DETACHED CHALET has been HUGELY EXTENDED, incorporating a STUNNING HALL ENTRANCE, large VERSATILE ROOMS and a LONG GARDEN backing onto FIELDS. With POTENTIAL as an ANNEXE (stms), a ground floor bedroom/study and EN SUITE offer options - potentially as a bedroom/en suite and annexe sitting room. The further accommodation includes a hall entrance, LAUNDRY ROOM, 16' KITCHEN/BREAKFAST ROOM, UTILITY ROOM, W.C and 22' SITTING ROOM - with FRENCH DOORS to the rear garden. Upstairs, THREE BEDROOMS lead off the landing, including the MAIN BEDROOM with dressing area and EN SUITE, and further SHOWER ROOM. Outside, the GARDENS include a large patio, LONG LAWNED GARDEN and various OUTBUILDINGS.

SETTING THE SCENE

Fronting The Common, a lawned front garden sits adjacent to the shingle driveway, with ample parking and fenced boundaries to both sides.

THE GRAND TOUR

The composite entrance door leads into the hall entrance, with tiled flooring under foot and bespoke timber and glazed stairs rising to the first floor. A sliding door to one side encloses a utility space with room for white goods, window to rear and work surface space. With a new interior including replacement skirting boards and architraves, doors lead off, starting with the ground floor bedroom. Currently used as a study, but once an annexe sitting room, the adjacent room includes a three piece suite with a low level W.C, hand wash basin and shower cubicle - all ideal as an annexe en suite, or of course they could be removed to re-purpose the room. The replacement kitchen/breakfast room offers an extensive range of units, space for a Range style cooker, striking splash backs, and a built-in breakfast bar. An attractive contemporary vertical radiator adds to the design, along with glazed display cabinets and an integrated dishwasher. The laundry room leads off, with room for a washing machine, tiled splash backs and flooring. The side door leads to the garden, with a W.C complete with a hand wash bowl and storage unit, heated towel rail and tiled splash backs. Lastly on the ground floor is the sitting room, finished with a feature wall paper, wood effect flooring and French doors onto the rear garden. Upstairs, the three bedrooms lead off the landing, including the main bedroom which offers space for built-in wardrobes, and recessed LED spotlights. The en suite family bathroom includes a spa bath, rainfall shower and tiled splash backs. Lastly is the shower room, with a heated towel rail, velux window to side and tiled walls.



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THE GREAT OUTDOORS

Heading outside, the hard standing patio stretches across the rear of the property, offering the perfect place to relax and entertain whilst a step leads to the main lawned garden. A hard standing path leads down the garden, with hedged boundaries, and various trees. Various outbuildings offer storage, along with a decked seating area at the rear which overlooks the fields beyond.

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 3LT

What3Words : ///incur.visual.speedily

VIRTUAL TOUR

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

AGENTS NOTE

Potential buyers should be aware that the field to the rear of the property is occasionally used by a neighbouring property for Glamping Yurts.

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 bedroom (below 1.5m/4.92ft)

Approximate total area^m

1438.23 ft²

133.62 m²

Reduced bedroom

307.52 ft²

28.57 m²

HYBRID ESTATE AGENTS

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Floor 1

Bedroom 9.6' x 11.10' (2.92 x 3.61 m)

Bedroom 11.10' x 6.6' (3.62 x 1.98 m)

Bedroom 9.5' x 13.7' (2.89 x 4.15 m)

Shower Room 4.11' x 4.9' (1.52 x 1.47 m)

En-Suite 6.3' x 6.9' (1.91 x 2.07 m)

Utility Room 8.5' x 2.9' (2.58 x 0.86 m)

Ground Floor

Sitting Room 22.7' x 12.8' (6.89 x 3.88 m)

Kitchen/Breakfast Room 16.6' x 9.9' (5.04 x 3.00 m)

En-Suite 10.2' x 9.9' (3.11 x 3.00 m)

Bedroom/Study 9.4' x 7.1' (2.86 x 2.44 m)

Utility Room 5.6' x 6.1' (1.69 x 2.12 m)

Hallway 11.10' x 1.60' (3.63 x 0.49 m)

WC 3.0' x 5.0' (0.92 x 1.53 m)

Utility Room 3.90' x 1.56' (1.29' x 5.1')

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