



The City, Halvergate - NR13 3PX

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS



## The City

Halvergate, Norwich

Enjoying a RURAL VILLAGE SETTING, this semi-detached cottage includes an INTEGRAL GARAGE - ideal for STORAGE or CONVERSION POTENTIAL (stp). With over 880 Sq. ft (stms) of accommodation inside, oil fired central heating and a 2021 replacement electric fuse box are installed. The accommodation comprises a HALL ENTRANCE with STORAGE, W.C, 13' KITCHEN/BREAKFAST ROOM with ample storage and GARDEN ACCESS, and a 16' SITTING ROOM with feature fire place.

Upstairs, THREE DOUBLE BEDROOMS lead off the landing, with the SPACIOUS FAMILY BATHROOM. The REAR GARDEN enjoys a PRIVATE and tucked away TRANQUIL SETTING, with patio seating, lawned gardens and mature planting.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Tucked Away Cul-De-Sac Setting
- Semi-Detached Cottage Style Home
- Hall Entrance with Storage & W.C
- Kitchen/Dining Room
- Sitting Room with Feature Fireplace
- Three Double Bedrooms
- Large Family Bathroom
- Private Gardens & Integral Garage with Potential

The attractive village of Halvergate is located approximately 14 miles East of the Cathedral City of Norwich. Halvergate is situated just two miles from the local village of Freethorpe which provides for everyday needs with a village shop and post office as well as garage and public house. Further specialist shopping and amenities can be found in the bustling village of Acle just some four miles away. Amenities include post office facilities, access to the Norfolk Broads, and a rail service to Norwich and Great Yarmouth. Primary education is at Freethorpe with secondary education at Acle.

#### SETTING THE SCENE

A large shingle frontage offers off road parking for several vehicles, with access leading to the integral garage and main entrance. A shared side pathway leads to the rear garden with a timber access gate, and the oil tank to front.



## THE GRAND TOUR

Once inside, a carpeted hall entrance can be found with stairs winding to the first floor landing where a useful storage or study space can be found underneath. A built in double cupboard can be found opposite providing storage, along with the newly fitted electric fuse box following through the hallway. A useful ground floor W.C can be found to your right hand side, with the kitchen sitting adjacent creating the hub of the home - with a range of wall and base level units to both sides. The kitchen offers extensive storage with tiled splash backs over the work surfaces, ample space for general white goods, whilst the cooking appliances include an inset electric ceramic hob and built-in electric oven. Tiled effect flooring runs underfoot with space for a dining table to the far end of the kitchen, with windows to side and rear, and a door heading out to the rear garden.

The sitting room sits adjacent, being centred on a feature open fireplace with a pamment tiled hearth, fitted carpet and garden views through the rear facing window. Heading upstairs, a spacious landing includes a loft access hatch with doors leading off to the three bedrooms which are all spacious double rooms with attractive views to both the front and rear. The main family bathroom is equally spacious with tiled splash backs and a corner bath with electric shower over.

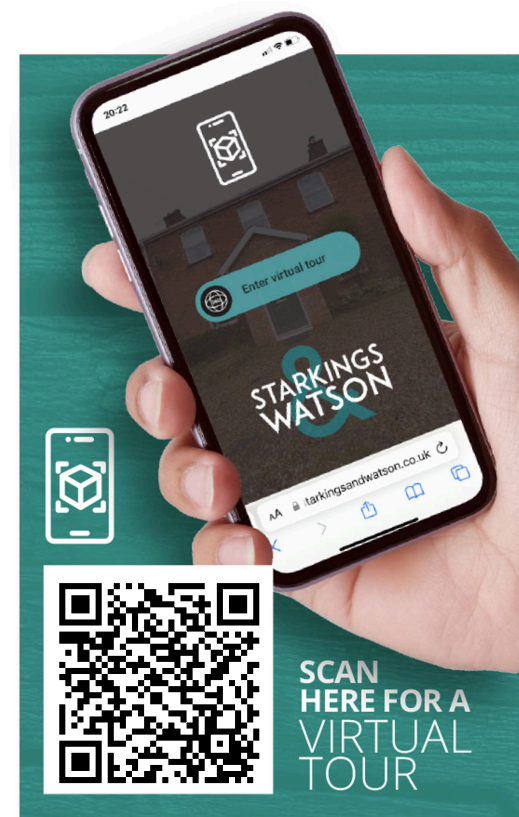
## FIND US

Postcode : NR13 3PX

What3Words : ///loose.rank.promising

## VIRTUAL TOUR

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







## THE GREAT OUTDOORS

The rear garden offers a private and secluded lawned expanse with enclosed hedge and low level fence boundaries, whilst being finished with a range of mature planting and shrubbery. A patio seating area leads from the kitchen door, with ample space for storage sheds and raised beds. To the front of the property, access can be gained into the integral garage which offers double doors to front, power and lighting.





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

882.64 ft<sup>2</sup>

82 m<sup>2</sup>

**Reduced headroom**

6.24 ft<sup>2</sup>

0.58 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

**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.