

# HADLEY TAYLOR

## REDROOFS, MARSH LANE, HALVERGATE, NORFOLK NR13 3QB

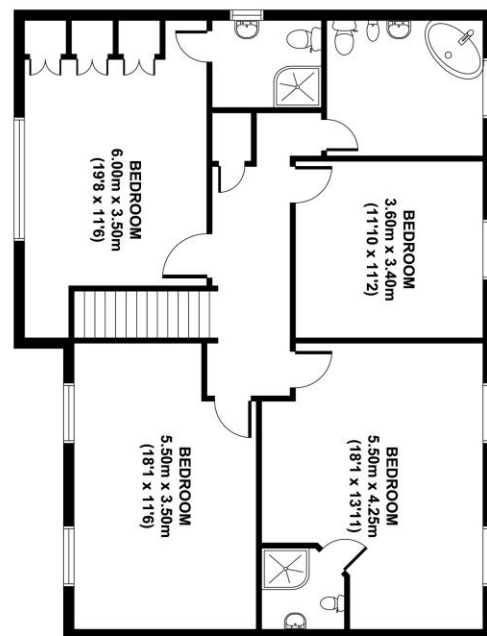
EXCELLENTLY PRESENTED DETACHED FAMILY HOUSE LOCATED IN THIS QUIET RURAL VILLAGE APPROXIMATELY 17 MILES FROM NORWICH WITH ENTRANCE HALL, SITTING ROOM, DINING ROOM, GAMES ROOM, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, GROUND FLOOR SHOWER ROOM, 4 DOUBLE BEDROOMS, FAMILY BATHROOM, 2 EN-SUITES, DOUBLE GLAZING, OIL FIRED CENTRAL HEATING, GARDEN AND DOUBLE GARAGE ENERGY RATING D



Redroofs, Marsh Road, Norwich Halvergate, Norwich, NR13 3QB



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 2648 SQ FT / 246 SQ M  
FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY-NOT TO SCALE

GUIDE PRICE £695,000



Hadley Taylor Estate Agents, 37a Leopold Road, Norwich, NR4 7PJ  
Tel: 01603 250248 email: sales@hadleytaylor.com

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## Location

The property is located within seventeen miles of the centre of Norwich, the cathedral city and regional centre of East Anglia. The city boasts a lively night life, cultural and social activities as well as good shopping and an historic centre. Great Yarmouth is about eight miles away and offers comprehensive shopping facilities and amenities. The James Paget hospital is eleven miles away. The village of Halvergate has a pub, is within close proximity to Halvergate marshes and is located within the Broads.

## Accommodation

The ground floor accommodation comprises of an entrance hall, sitting room with fireplace, dining room, games room with French doors to the garden, kitchen/breakfast room with integrated appliances, utility room and a ground floor shower room. On the first floor there are four double bedrooms and a bathroom off the landing. Two bedrooms have en-suite shower rooms.

The property benefits from oil fired central heating and double glazing and is excellently presented throughout.

## Outside

The front garden is laid to shingle with shrub beds, a lawn and a driveway leading to the side of the property and to the double garage. The rear garden is laid to lawn with a patio, shrubs, side access and a large timber garden shed. The double garage has twin up and over doors, power and light.

## Directions

Leave the city on the A47 towards Great Yarmouth

## Local Authority

Broadland Council.

## Services

We understand that mains electricity, water and sewerage are connected to the property.

## Viewing

Strictly through Vendor's sole agents: Hadley Taylor 01603 250 248

## Hours of Business

Monday to Friday: 0900 – 1730

Saturdays: 1000 – 1300



**Sitting Room**



**Games Room**



**Kitchen/breakfast room**



**Bedroom 2**



**Rear Elevation**



**Garden**