



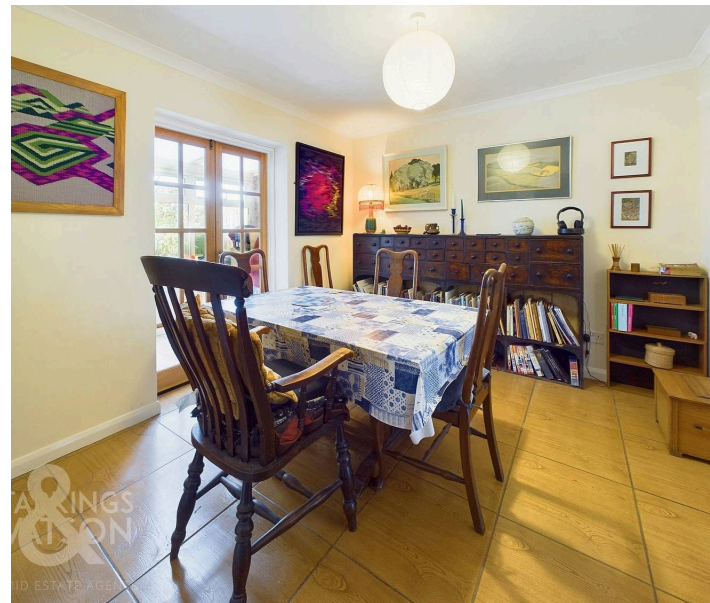
Oaklands Close, Halvergate - NR13 3PP



## Oaklands Close

Halvergate, Norwich

This EXTENDED semi-detached CHALET offers over 1360 Sq. ft (stms) of accommodation, with a RURAL VILLAGE SETTING, private gardens and a FLEXIBLE LAYOUT. With UP TO FOUR BEDROOMS, the property enjoys a spacious ground floor including a 19' SITTING ROOM, open plan dining room and adjacent KITCHEN. The SUN ROOM to the rear offers a VERSATILE SPACE, with 24' of sitting, storage and usable space. A useful W.C leads off the inner hall, with a BEDROOM/STUDY. Upstairs, THREE BEDROOMS and the family bathroom can be found. Low maintenance GARDENS wrap around the side and rear, with various planted beds and seating areas.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Semi-Detached Chalet
- Flexible Layout & Accommodation
- Two/Three Reception Rooms
- Kitchen/Breakfast Room
- Three/Four Bedrooms
- Family Bathroom with Shower
- Low Maintenance Gardens
- Field Views & Tandem Driveway

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

Set back from the road, in this cul-de-sac setting, the substantial front garden has been created in a low maintenance design incorporating areas of shingle, and the tandem brick-weave driveway which in turn leads to the single garage. Gated access leads to the rear garden where the oil tank can be found close to the front boundary.



## THE GRAND TOUR

The front door takes you into a hall entrance which separates into the formal sitting room with full height windows to front and fitted carpet underfoot - creating a light and bright feel. The dining room is open plan with tiled flooring underfoot for ease of maintenance, with the adjacent kitchen also being open plan creating a through flow which is ideal for family living or those that like to entertain. The kitchen offers a range of wall and base level units with integrated cooking appliances including an electric hob and eye level electric double oven, with space for general white goods including a fridge freezer and washing machine. The rear sun-room offers an array of uses with tiled flooring underfoot, space for seating, windows to rear and French doors onto the garden. A useful internal door leads to the garage. An internal hallway leads to a ground floor study/bedroom and the stairs which rise to the first full landing. Concealed under the stairs is a useful W.C with a white two piece suite. Heading upstairs, the landing is finished with wood effect flooring and a window to the side, with doors leading to the three bedrooms - with the larger facing to the rear with field and tree lined rear views. The second bedroom faces to front, with wood effect flooring underfoot, and the third bedroom also faces to the front, with a range of built-in storage cupboards. Completing the property is the sizeable family bathroom incorporating a shower and bath, with tiled splash backs, and window to rear ensuring a light and bright feel.

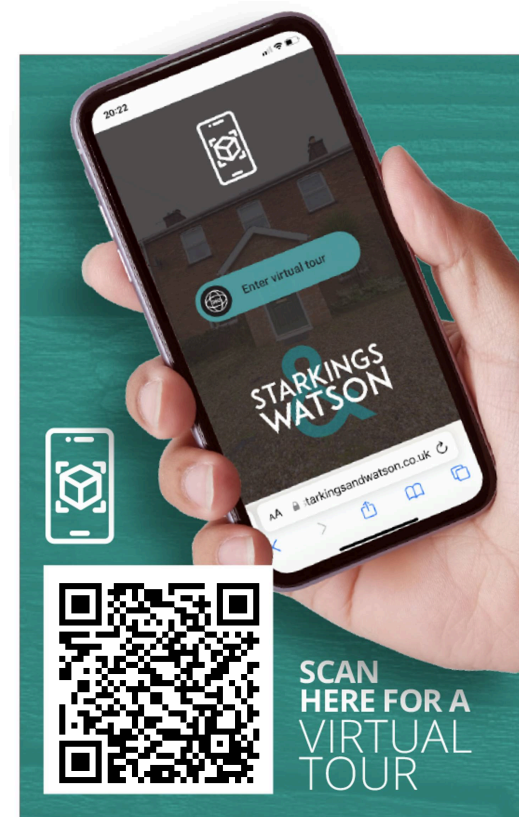
## FIND US

Postcode : NR13 3PP

What3Words : ///sunbeam.indicated.baker

## VIRTUAL TOUR

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

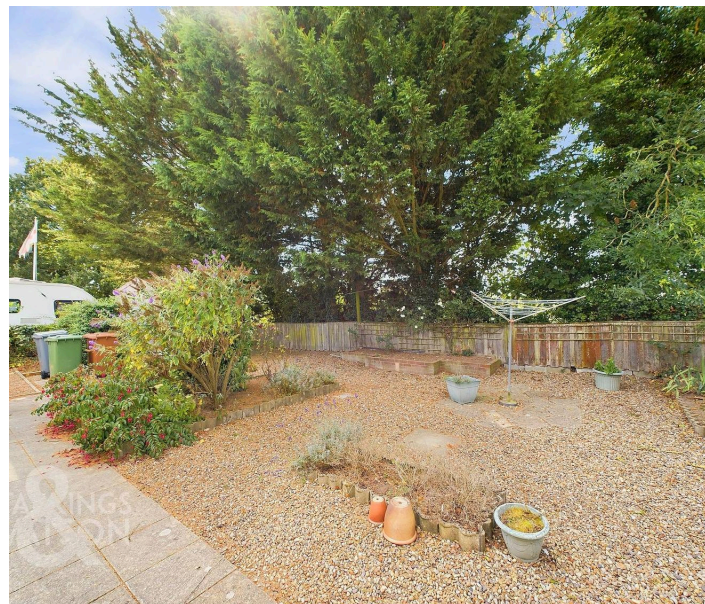
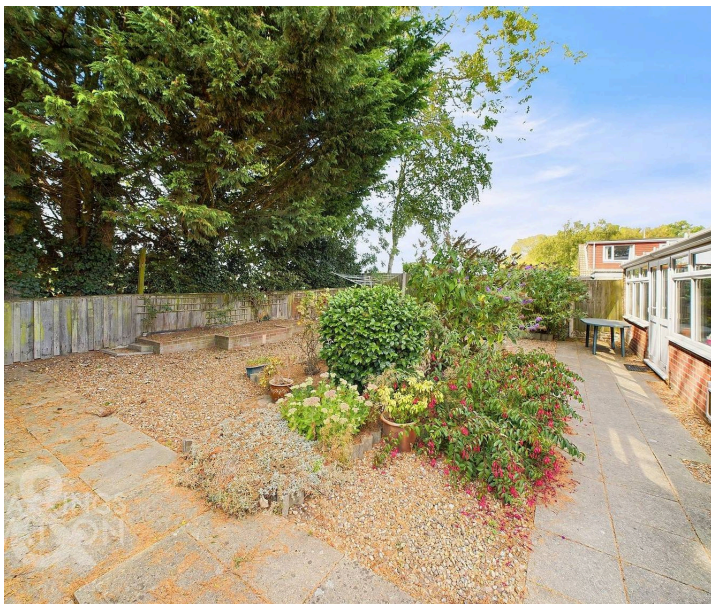


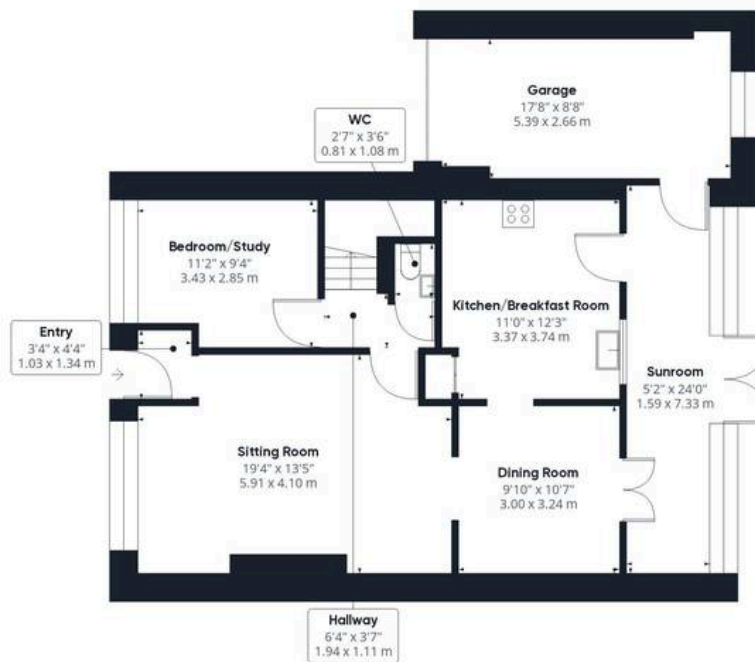




## GREAT OUTDOORS

The rear garden has been designed in a low maintenance fashion, with further areas of shingle and seating, and a variety of raised beds ready for planting. The garden is enclosed with a range of timber panel fencing whilst also including a useful timber built storage shed to one side, and gated access to the front. The garage is integral to the property with a door from the conservatory, with an up and over door to front, floor standing oil central heating boiler, electric fuse box, power and lighting.





Ground Floor

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

1360.13 ft<sup>2</sup>

126.36 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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



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