

CHAPELFIELD

# Freethorpe, Norwich NR13 3LY

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336556

# FOR SALE PROPERTY



A hand holding a smartphone displaying the Starkings &amp; Watson virtual tour app. The screen shows a 'Enter virtual tour' button and the company logo. Below the phone is a QR code and the text 'SCAN HERE FOR A VIRTUAL TOUR'. The background is a teal gradient.



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- Rural Village Setting with Field Views
- Extended Detached Bungalow
- Bay Fronted Sitting Room
- Three Bedrooms
- Large Bathroom with Separate Shower
- Kitchen/Dining Room with Utility Space
- Garden Room
- Private Non-Overlooked Gardens

#### IN SUMMARY

MOTIVATED VENDORS. This EXTENDED and DETACHED BUNGALOW offers over 1100 Sq. ft (stms) of accommodation, with PRIVATE NON-OVERLOOKED GARDENS which back onto a FIELD. Having been WELL MAINTAINED over the years, the property enjoys a SUBSTANTIAL PLOT with ample PARKING and an adjoining GARAGE. Various upgrades including WOOD FLOORING and NEW WINDOWS, whilst the accommodation includes a HALL ENTRANCE, bay fronted SITTING ROOM, three bedrooms with one currently used as an IDEAL STUDY, LARGE BATHROOM with separate SHOWER, open plan KITCHEN/DINING ROOM with utility space, and further garden room beyond. The GARDENS have been FULLY STOCKED and include a wildlife pond, lawns, patio and TIMBER SUMMER HOUSE.

#### SETTING THE SCENE

From the road, a hard standing driveway offers tandem parking, with adjacent lawned gardens screened with mature hedging, shrubbery and trees. With open fields to front, the front garden offers a

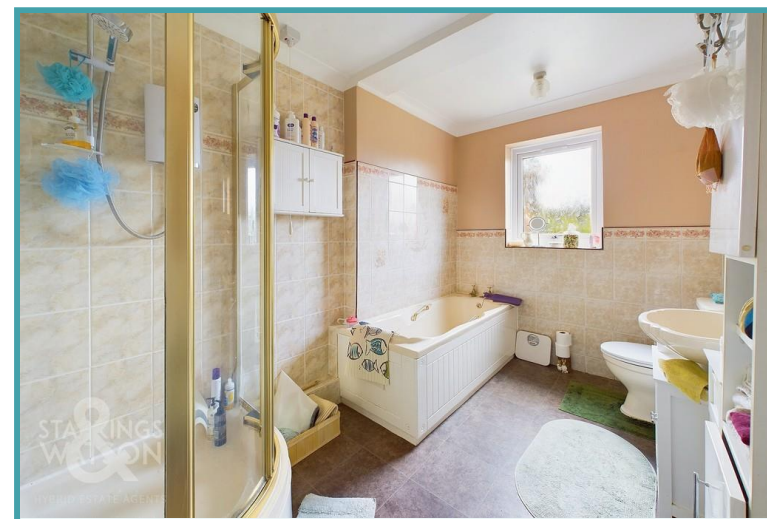
perfectly usable space, with a raised bed and patio area to front. Access leads to the garage and main property.

#### THE GRAND TOUR

Heading inside, wood flooring runs underfoot, with built-in storage cupboards to one side. The first door on your right is the sitting room, with a feature fireplace and woodburner, bay window to front and wood flooring underfoot. This spacious room offers attractive views over the front gardens, and French doors could be installed allowing direct access to the front patio. The bedrooms are all located off the hall, one facing to front, the second to side, and the main bedroom to rear - with a range of built-in bedroom furniture. The family bathroom is extended and includes space for a four piece suite - allowing for a separate bath and shower cubicle. The kitchen/dining room is also extended, with space for a table, and ample built-in storage, integrated cooking appliances, and space for white goods. A utility space which offers further storage of white goods provides access to the garden room. with views over the garden and a door to rear.

#### THE GREAT OUTDOORS

The rear garden offers a wealth of planting, with a central grass area, range of planting and a feature shingle bed with a recessed wildlife pond. A timber shed offers storage, whilst there is gated access to front, outside water supply, oil fired central heating boiler and tank, along with a timber summer house. The garden is enclosed with timber panelled fencing.



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Brundall Office on **01603 336556**



#### OUT & ABOUT

Situated in the heart of Freethorpe, the village is located to the East of Norwich with local facilities including public house, church and school. 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 3LY

What3Words : ///mondays.pushing.syndicate

#### VIRTUAL TOUR

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

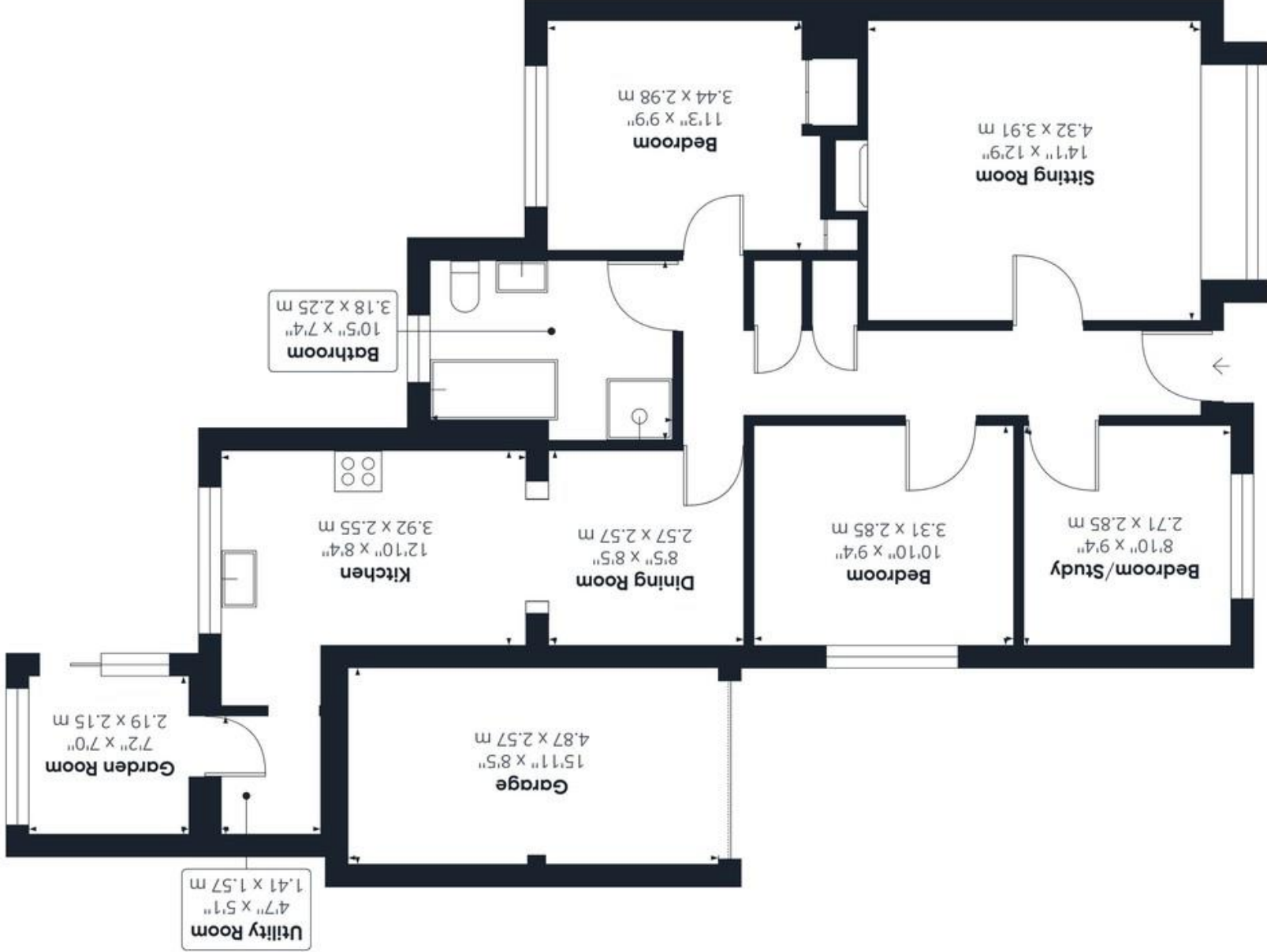
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Price:



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Approximate total area <sup>(1)</sup>  
 1114.85 ft<sup>2</sup>  
 103.57 m<sup>2</sup>

(1) Excluding balconies and terraces

GIRAFFE360  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.