



The Street, Halvergate - NR13 3PL

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



The Street

Halvergate, Norwich

NO CHAIN. Occupying an ELEVATED SETTING with a 0.39 ACRE PLOT (stms), this LARGE PERIOD STYLE HOME extends to over 2117 Sq. ft (stms). With HUGE POTENTIAL to UPDATE and MODERNISE, options exist to create an ANNEXE or further extend (stp). The accommodation is VAST IN SIZE, comprising a hall entrance leading to the 29' OPEN PLAN SITTING/DINING ROOM with a feature fire place. Double doors open to the 21' FAMILY ROOM with dual aspect GARDEN VIEWS, with a rear hall leading to a ground floor shower room. The 13' KITCHEN is open plan to an adjacent BREAKFAST ROOM, which also incorporates a PANTRY CUPBOARD. The STUDY or SNUG ROOM leads off the hall and flows into the rear south facing CONSERVATORY which enhances the view through the fully glazed space. Upstairs, FOUR BEDROOMS lead off the landing, including a SEPERATE W.C and family bathroom complete with a shower cubicle. The OUTSIDE SPACE offers a PRIVATE and TRANQUIL GARDEN, complete with patio seating and two garden sections including a formal lawn and wildlife meadow beyond. Backing onto OPEN FIELDS the garden offers an ATTRACTIVE PROPOSITION for a buyer with vision.

Council Tax band: E

Tenure: Freehold



- No Chain!
- Substantial Detached Home
- Over 2117 Sq. ft (stms) of Accommodation
- Approx. 0.39 Acre Plot (stms)
- Backing Onto Open Fields
- Potential to Remodel with Annexe Potential (stp)
- Four Reception Rooms
- Four Spacious Bedrooms, Bathroom & Shower Room

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

Occupying an elevated position behind mature high level hedging, a sweeping shingle driveway rises up to the main property and adjacent double garage. The front gardens are laid to lawn with a range of mature planting, with timber access gates to both sides of the property leading to the rear.



THE GRAND TOUR

Stepping inside, the hall entrance is finished with fitted carpet and stairs which rise to the first floor landing, with doors taking you to the main living spaces. Immediately to your left is open plan sitting/dining room and feature brick built fireplace with twin front facing double glazed windows and ample space for soft furnishings and a dining table. Double doors open up to the main family room which enjoys views via dual aspect windows, with huge potential and versatility for a variety of uses. A door leads to the rear hall with a door to the garden and built-in storage cupboard, along with a ground floor shower room with a three piece suite and tiled splash-backs. The kitchen sits in the heart of the home with an open plan aspect to the breakfast room, with an extensive range of wall and base level units in a U-shaped design, including integrated cooking appliances with an inset electric ceramic hob and built-in eye level electric double oven. Space is provided for general white goods with dual aspect windows to the side and rear, and a mix of tiled flooring and fitted carpet to mark the separate dining area. A feature brick built fireplace can be found within the dining area which also houses the floor standing oil fired central heating boiler, with a large built-in storage cupboard under the stairs. A door takes you back to the hall entrance, and also to the adjacent conservatory with dual aspect views to the side and rear and French doors leading through a patio. Further double doors take you into the snug/study which also leads to the main hall entrance with a feature open fireplace and triple aspect views.

Heading upstairs, the galleried landing is flooded with natural light via a front and rear facing window with a loft access hatch and exposed timber beams. The main bedroom sits at the front of the property, with a range of built-in bedroom furniture and dual aspect windows offering distant field views, with the second and third bedrooms both being good sized doubles with fitted carpet. The fourth bedroom sits to the rear of the property with views over the garden and a useful integral wardrobe. Completing the property is a separate W.C and family bathroom which includes a shower cubicle, vanity unit and tiled walls.

FIND US

Postcode : NR13 3PL

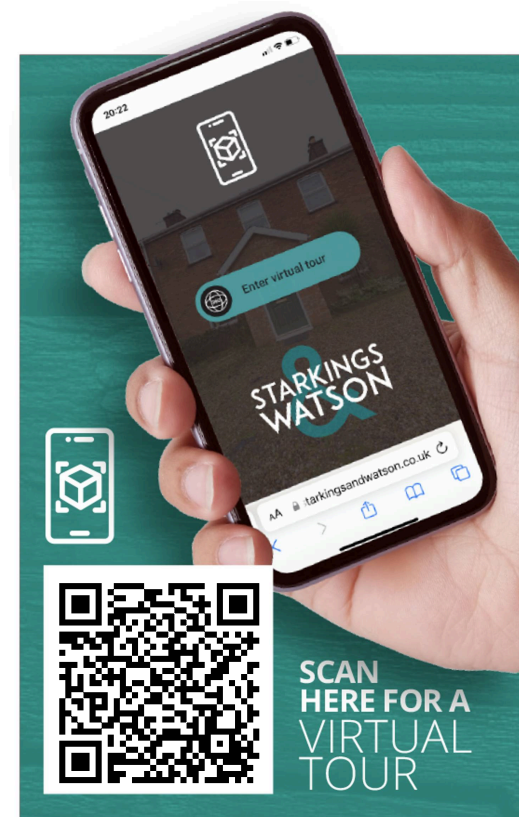
What3Words : ///remove.worms.afford

VIRTUAL TOUR

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

AGENTS NOTE

The property is held over two land registry title deeds.



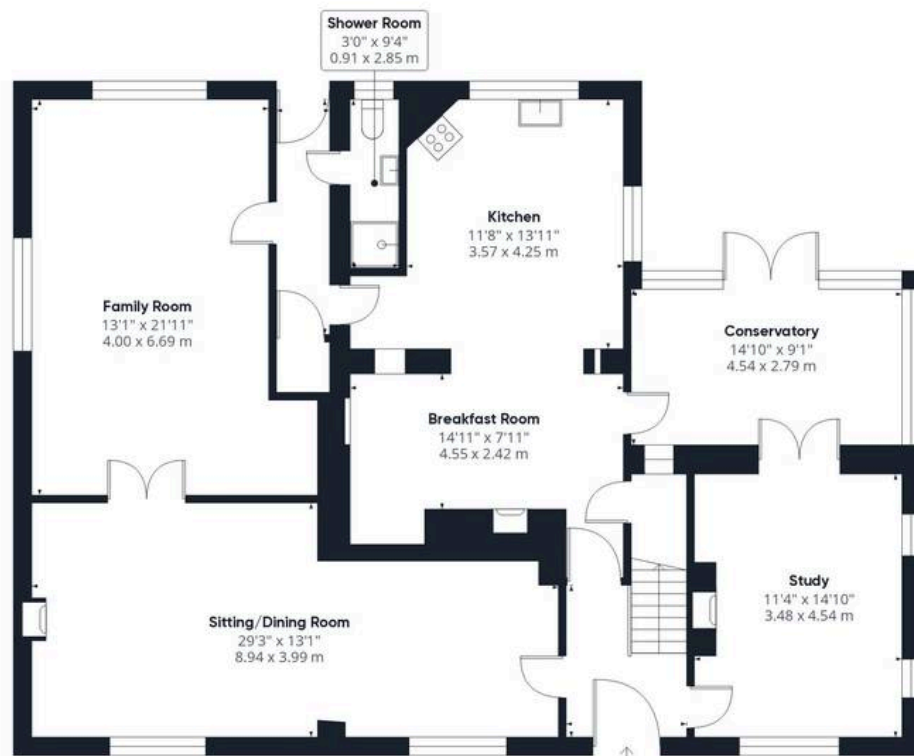




THE GREAT OUTDOORS

Heading outside, the rear garden is split into two key sections with the main formal garden including a patio which extends from the conservatory French doors and opens up to a large and expansive lawn garden with a range of mature planting, shrubbery and trees. Gated access leads to the side of the property where the oil tank and double garage can be found, with a timber gate also leading to the wild meadow which backs directly onto fields, enclosed with post and rail fencing which is installed to enhance the view. There is huge potential to further landscape the garden which is currently screened by mature hedging. The double garage offers up and over door to front x2, storage above, power and lighting.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

2117.25 ft²
196.7 m²

(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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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.