



Gale Close, Hales - NR14 6SN



Gale Close

Hales, Norwich

This EXTENDED detached FAMILY HOME is situated in a peaceful CUL-DE-SAC within a charming RURAL VILLAGE SETTING - just off the A146, offering both tranquillity and convenience for modern family living. The property has been thoughtfully IMPROVED and EXTENDED, boasting a spacious 19' SITTING ROOM that opens to a versatile family space, with POTENTIAL for a snug or dining area, ideal for relaxing or entertaining guests. Leading off the hall entrance, a 13' KITCHEN/DINING ROOM provides ample room for family meals, with EXTENSIVE STORAGE, while a separate UTILITY ROOM ensures practical space for LAUNDRY APPLIANCES. A dedicated STUDY offers the perfect environment for working from home. Upstairs, THREE well-proportioned BEDROOMS provide comfortable accommodation for the whole family, served by both a family bathroom and a separate GROUND FLOOR SHOWER ROOM. Additional features include driveway parking for multiple vehicles and a single GARAGE, adding valuable storage and convenience.



The rear GARDEN enjoys a NON-OVERLOOKED ASPECT, creating a secluded retreat with a well-maintained lawn and a patio seating area, perfect for alfresco dining.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Extended Detached Family Home
- Cul-De-Sac Position in Rural Village Setting
- 19' Extended Sitting Room with Family Space
- 13' Kitchen/Dining Room
- Utility Room & Study
- Three Bedrooms
- Family Bathroom & Shower Room
- Private Gardens, Driveway Parking & Single Garage

Hales is a small village situated off the A146, offering a garage/shop, restaurant/takeaway, village hall and village cricket and bowls club. Loddon is approximately two miles away and offers a regular bus service to the Cathedral City of Norwich and Lowestoft (the bus stop is a 5min walk away from the property), whilst also boasting an extensive range of amenities which include a supermarket, doctors, dentist, and opticians.



SETTING THE SCENE

Enjoying a cul-de-sac setting with a shingled frontage and driveway, off road parking is provided for several vehicles with access leading to the adjoining garage.

THE GRAND TOUR

Once inside, a hall entrance offers the ideal meet and greet space with tiled flooring underfoot, stairs rising to the first floor landing with storage space below, and a useful built-in storage cupboard. The kitchen sits at the front of the property offering an extended open plan dining space with a vast array of built-in storage units, along with integrated cooking appliances with an inset electric ceramic hob and built-in electric oven with stainless steel splash-back and an extractor fan above. Doors conceal an integrated dishwasher and fridge, with tiled flooring flowing underfoot and a front facing uPVC double glazed window sitting opposite. The utility room offers a matching range of storage units with tiled flooring underfoot and space for laundry appliances including a washing machine and tumble dryer, with a door leading to a study and ground floor shower room. The shower room offers a unique design with a three piece suite including a walk-in shower cubicle with a thermostatically controlled shower with tiled splash-backs and flooring, with a heated towel rail. The study area is tucked away and includes garden views and wood effect flooring underfoot. The main living space has been extended, offering a variety of uses, with the original sitting area finished with tiled flooring underfoot and the extended living space finished with herringbone style wood effect flooring, uPVC double glazed windows and French doors leading out to the garden, with velux windows above along with recessed spotlighting.

Heading upstairs, the carpeted landing includes a loft access hatch with doors leading off to three bedrooms, and the family bathroom. The main bedroom is finished with fitted carpet and uPVC double glazing, with the two smaller bedrooms both complete with wood effect flooring underfoot. Completing the property is the main family bathroom with a white three piece suite including storage under the hand-wash basin, tiled splash-backs, electric shower over the bath and wood effect flooring.

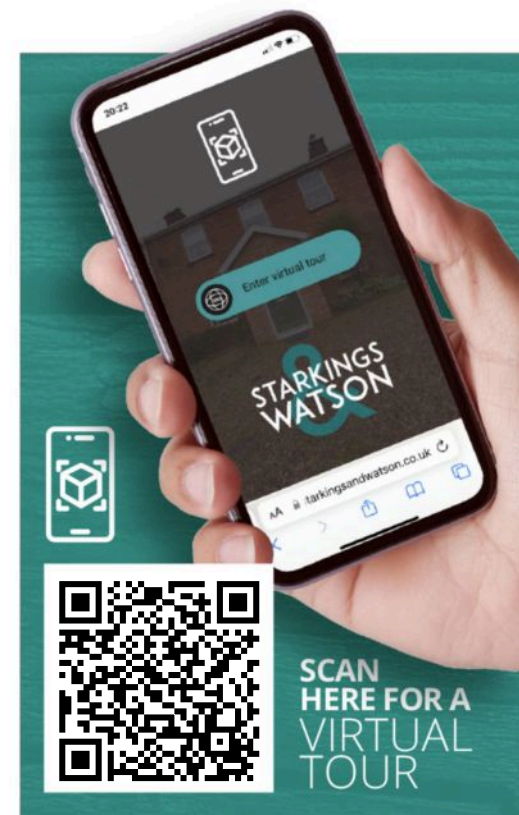
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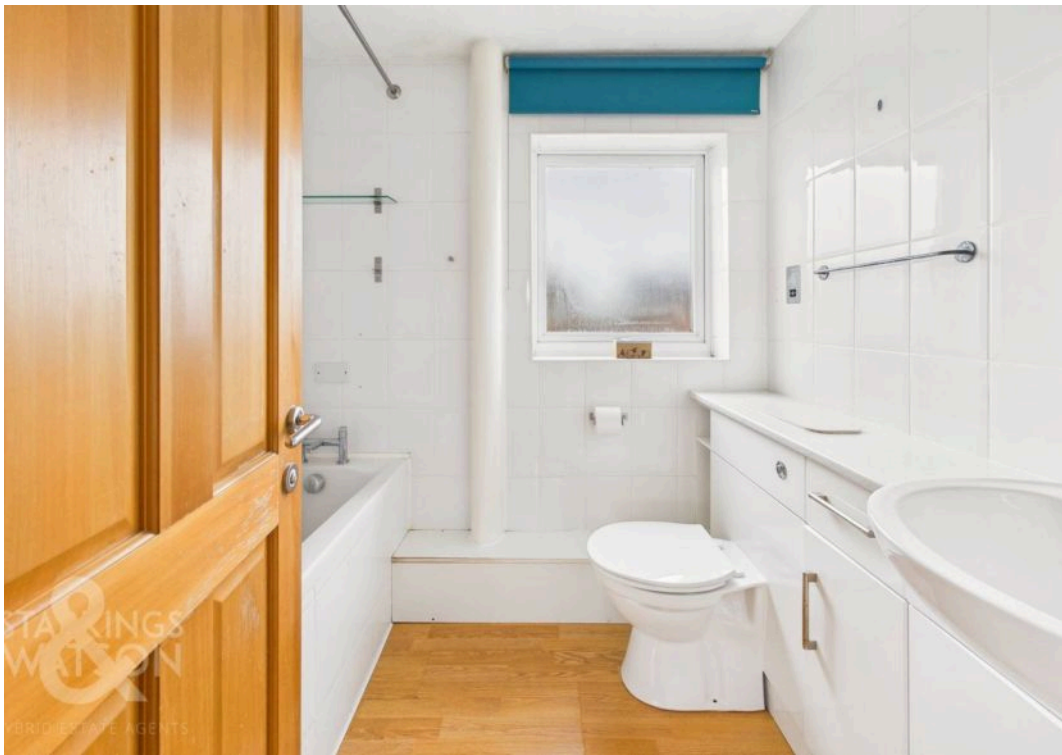
Postcode : NR14 6SN

What3Words : ///dozens.cost.outwards

VIRTUAL TOUR

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



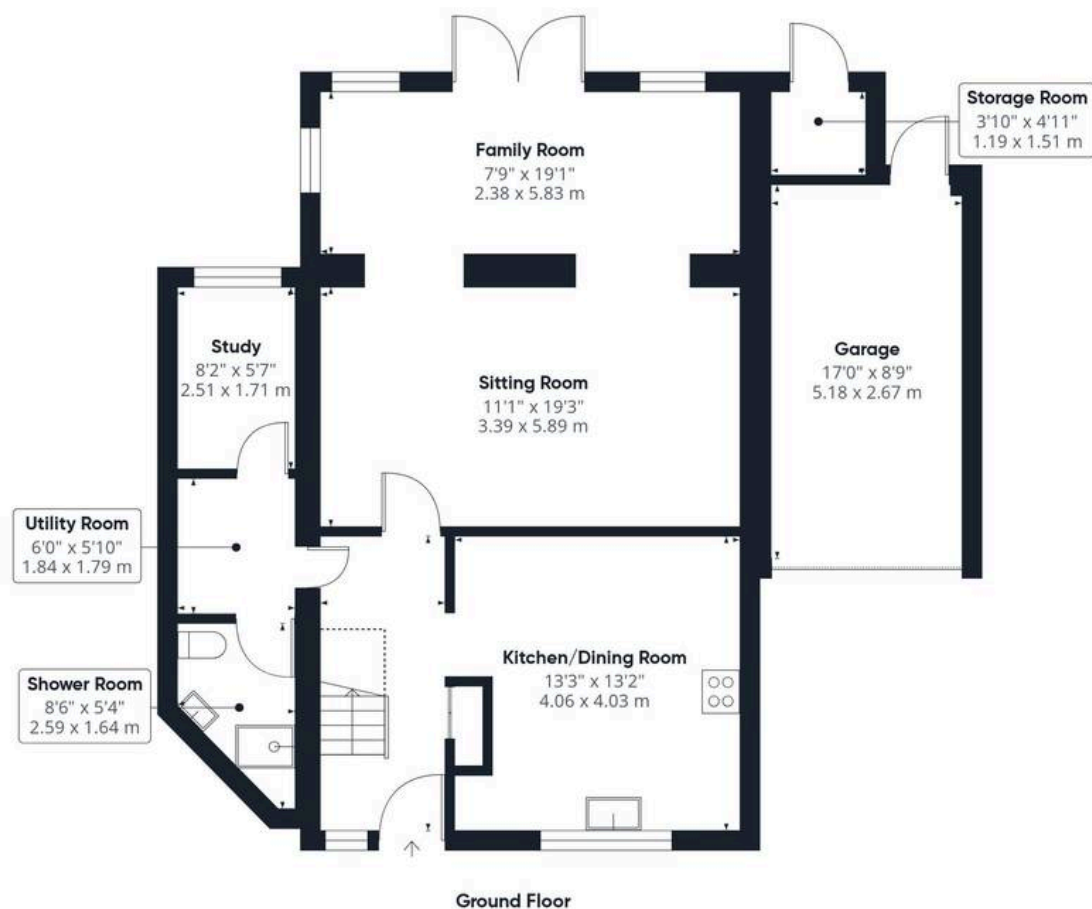




THE GREAT OUTDOORS

The rear garden offers a private non-overlooked aspect, with a lawn and patio seating area, along with raised beds to the rear. Enclosed timber panel fencing can be found to both sides, with a brick built storage shed and adjoining garage which is accessed via a door to front or door to rear, with storage above, power and lighting.





Approximate total area⁽¹⁾

1275 ft²

118.4 m²

Reduced headroom

15 ft²

1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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