



Observer Close, Freethorpe - NR13 3QR

STARKINGS
&
WATSON

HYBRID ESTATE AGENTS



Observer Close

Freethorpe, Norwich

NO CHAIN. This impressive semi-detached family home, built in 2021 with a remaining NHBC WARRANTY, offers CONTEMPORARY LIVING in a desirable village setting and benefits from a thoughtfully designed layout spanning approximately 880 sq. ft (subject to measured survey). The welcoming HALL ENTRANCE provides useful STORAGE and a convenient ground floor W.C, leading through to the heart of the home - the 15' KITCHEN/DINING ROOM. Finished to a HIGH SPECIFICATION, featuring SLEEK CABINERY, quality work surfaces, and integrated SIEMENS APPLIANCES, perfect for both family meals and entertaining. The spacious 18' SITTING ROOM enjoys an abundance of NATURAL LIGHT and direct access to the garden through FRENCH DOORS, creating a seamless connection between indoor and outdoor living. UNDERFLOOR air source HEATING ensures year-round comfort throughout the ground floor. Upstairs, THREE WELL-APPOINTED BEDROOMS cater to a variety of needs, with the PRINCIPAL BEDROOM benefitting from a STYLISH EN SUITE SHOWER ROOM, while a modern FAMILY BATHROOM serves the remaining bedrooms.

Outside, the property enjoys a delightful REAR GARDEN that backs onto OPEN FIELDS, providing a sense of space and tranquillity. The garden is enclosed to two sides by close-board fencing and post and rail fencing, with maturing hedging to the rear boundary that enhances privacy while allowing for open views.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

- 2021 Built Semi-Detached Family Home
- Backing Onto Open Fields
- Approx. 880 Sq. ft (stms) of Accommodation
- Underfloor Air Source Heating to the Ground Floor
- Hall Entrance with Storage & W.C
- 15' Kitchen/Dining Room with High Specification Finish & Siemens Appliances
- 18' Sitting Room with French Doors to Rear
- Three Bedrooms, En Suite & Family Bathroom

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



SETTING THE SCENE

The property is approached via a shingled frontage with a tarmac driveway offering side by side parking for two vehicles. A hard standing footpath leads to the rear garden, and a brick-weave pathway leads to the main entrance door.

THE GRAND TOUR

Stepping inside, the hall entrance is finished with wood effect flooring underfoot with underfloor heating, while stairs rise to the first floor landing, and a built-in storage cupboard sits to one side. A ground floor W.C leads off to the right hand side, with a white two piece suite including a hand wash basin with useful storage space below, with tiled splash-backs and the continued wood effect flooring. The kitchen offers ample space to dine, whilst including a u-shaped arrangement of wall and base level units, with integrated Siemens appliances including an inset electric induction hob and electric oven, with glass splash-back and extractor fan. Further integrated appliances include a fridge freezer, dishwasher, microwave and washer/dryer, with matching up-stands running around the work surface. A front facing window and wood effect flooring with underfloor heating runs under-foot. The sitting room runs across the full width of the home with a rear facing window and French doors leading out to the garden, with fitted carpet and underfloor heating.

Heading upstairs the carpeted landing includes a built-in airing cupboard and loft access hatch, with doors taking you to the three bedrooms. Each of the bedrooms is finished with fitted carpet and uPVC double glazing - with the main bedroom and second bedroom including built-in wardrobes. A private ensuite leads off the main bedroom with a white three piece suite including useful storage under the hand wash basin, aqua-board splash-backs, walk-in shower cubicle with a thermostatically controlled twin head rainfall shower, whilst being finished with wood effect flooring and a heated towel rail.

The family bathroom is completed in a matching style including storage under the hand wash basin, aqua-board splash-backs running around the work surface, panelled bath with a mixer tap and thermostatically controlled shower with glazed shower screen and aqua-board splash-backs, wood effect flooring and heated to towel rail.

FIND US

Postcode : NR13 3QR

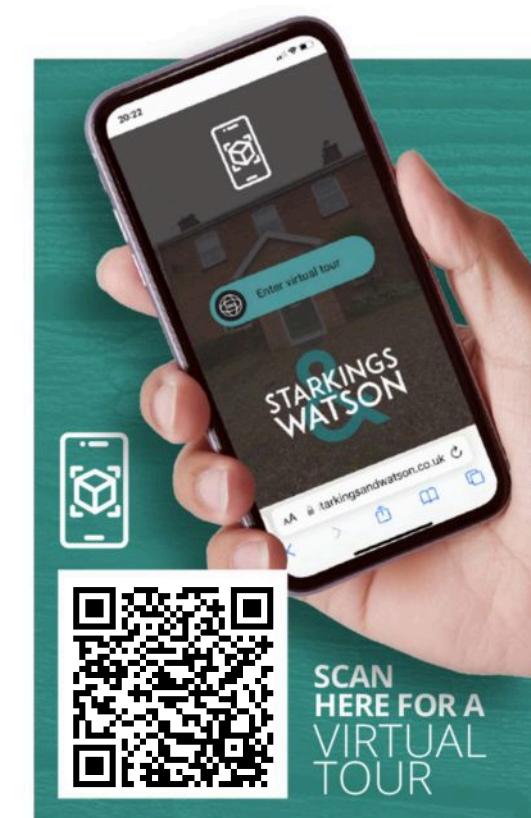
What3Words : ///entry.organist.courts

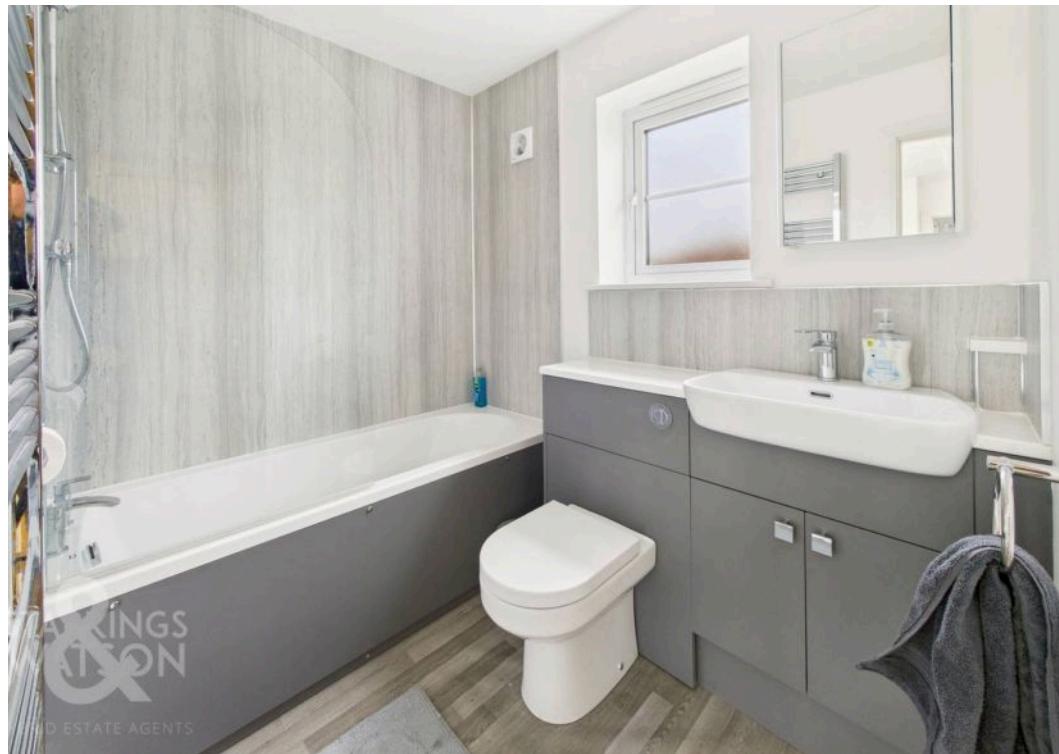
VIRTUAL TOUR

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

AGENTS NOTE

The front driveway and road is shared with the neighbours.



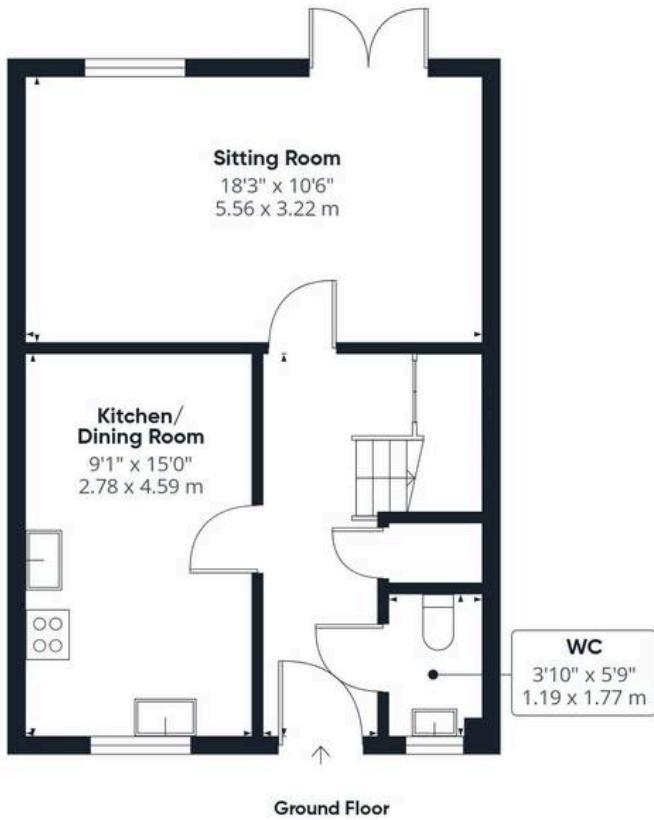




THE GREAT OUTDOORS

Heading outside, the rear garden backs onto open fields whilst being enclosed to two sides with close-board fencing and post rail fencing, along with maturing hedging to the rear boundary. A large patio area extends from the sitting room French doors, whilst the garden is mainly laid to lawn and includes a side access to the front driveway.





Approximate total area⁽¹⁾

880 ft²
81.6 m²

(1) Excluding balconies and terraces

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

GIRAFFE360





Starkings & Watson Hybrid Estate Agents

2 Cucumber Lane, Brundall - NR13 5QY

01603 336556 • brundall@starkingsandwatson.co.uk • <http://starkingsandwatson.co.uk>

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