



Gale Close, Hales - NR14 6SN

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HYBRID ESTATE AGENTS



Gale Close

Hales, Norwich

NO CHAIN. This impressive link-detached FAMILY HOME offers an EXTENDED and THOUGHTFULLY DESIGNED LAYOUT, perfectly positioned to overlook OPEN GREEN SPACE. With approximately 1189 Sq. ft (stms) of versatile accommodation, the property is well suited to MODERN FAMILY LIFE. The ground floor presents a HALL ENTRANCE and THREE INVITING RECEPTION ROOMS, including a generous 12' SNUG STYLE SITTING ROOM and an expansive 19' FAMILY ROOM overlooking the gardens, both ideal for entertaining or relaxing. The FITTED KITCHEN provides ample storage and workspace, complemented by a separate UTILITY ROOM for added convenience and the ADJACENT DINING ROOM which offers the POTENTIAL to OPEN PLAN the SPACE. A ground floor SHOWER ROOM enhances practicality, while upstairs, THREE well-proportioned BEDROOMS are served by a family bathroom with SHOWER. The overall design ensures a harmonious flow throughout, with excellent natural light and pleasant views.



The landscaped REAR GARDEN offers a superb outdoor retreat, designed for both relaxation and entertaining. French doors from the family room open onto a SPACIOUS PATIO seating area, perfect for alfresco dining or summer gatherings.

Council Tax band: C

Tenure: Freehold

- No Chain!
- Link-Detached Family Home Overlooking Green Space
- Extended Layout with a Thoughtful Design
- Approx. 1189 Sq. ft (stms) of Accommodation
- Three Reception Rooms including the 12' Sitting Room & 19' Family Room
- Fitted Kitchen, Separate Utility Room & Shower Room
- Three Bedrooms & Family Bathroom
- Enclosed Non-Overlooked Gardens with a Landscaped Finish

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

Occupying a popular residential location overlooking open green space, the property is approached via a shingle driveway with an immaculately kept lawned frontage with low level hedging and a range of mature planting.

THE GRAND TOUR

Heading inside, the hall entrance offers the ideal meet and greet space with tiled flooring underfoot for ease of maintenance, while stairs rise to the first floor landing and a useful built-in storage cupboard can be found below. A ground floor shower room sits to your left as you enter, with a white three piece suite including storage under the hand wash basin and a walk-in double shower cubicle with electric shower. A useful utility room is tucked away off the hall entrance, with an L-shaped arrangement of wall and base level units, with space for general white goods including a fridge freezer, tumble dryer and washing machine, with wood effect flooring underfoot. The main sitting room enjoys views across the open green space via the large picture window, with a feature fireplace creating a focal point to the room and wood effect flooring underfoot. The kitchen creates the hub of the home with a fitted range of wall and base level units with space for an electric cooker and general white goods including a dishwasher and fridge. A window and door faces to the side, with a built-in cupboard under the stairs, with tiled flooring flowing seamlessly from the hall entrance. A door leads off to the adjacent dining room creating the ideal family flow and with potential to create a further open plan living space if required. Fitted carpet runs underfoot with an opening to the family room which is extended to the rear of the property, with French doors and a rear facing window ensuring excellent natural light whilst providing an ideal family friendly space into the garden. Fitted carpet runs underfoot with ample space for soft furnishings.

Heading upstairs, the carpeted landing includes a side facing window, built-in airing cupboard and loft access hatch with doors leading off to the three bedrooms - all finished with fitted carpet and uPVC double glazing. The main bedroom includes a bespoke range of bedroom furniture and wardrobes concealing a further storage cupboard beyond, with the second bedroom including a built-in double wardrobe and the smaller bedroom including a wardrobe over the stairs. The family bathroom offers a three piece suite including an electric shower over the bath with tiled splash-backs and wood effect flooring.

FIND US

Postcode : NR14 6SN

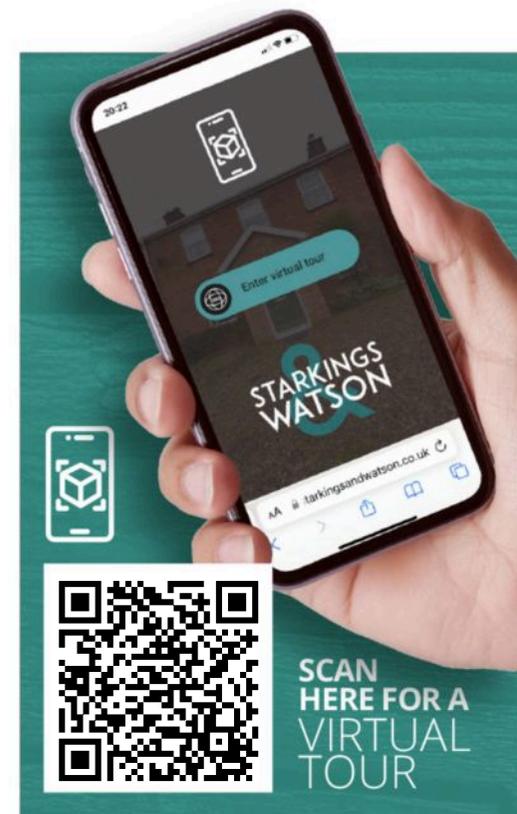
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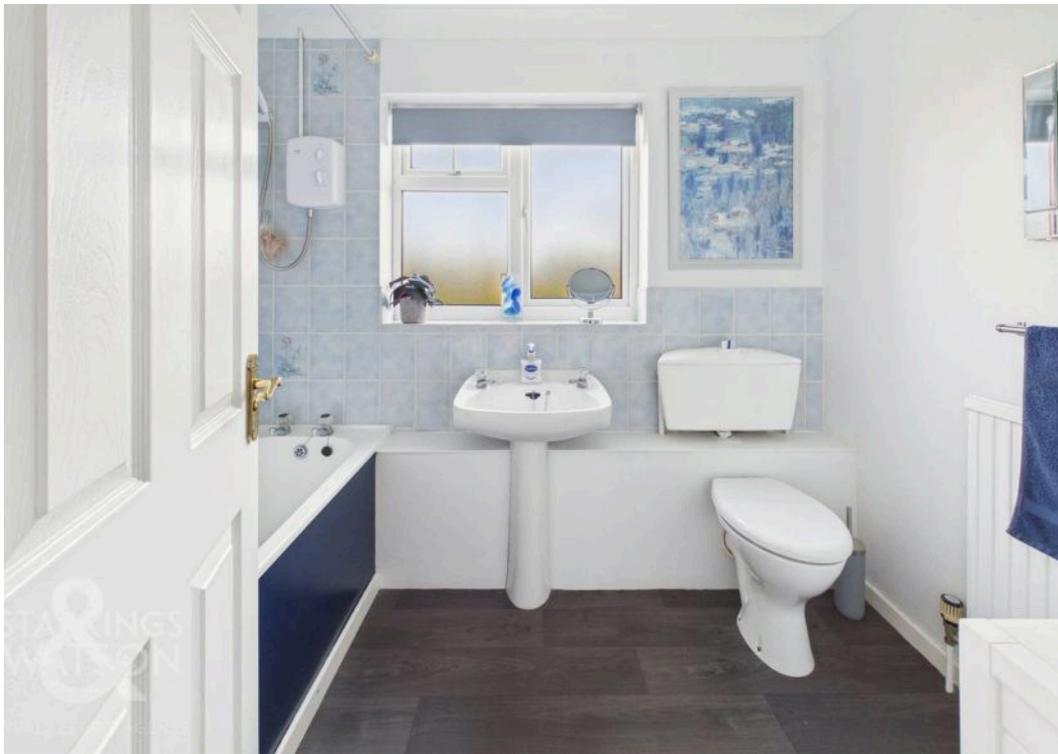
VIRTUAL TOUR

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

AGENTS NOTE

The property includes a water softener.



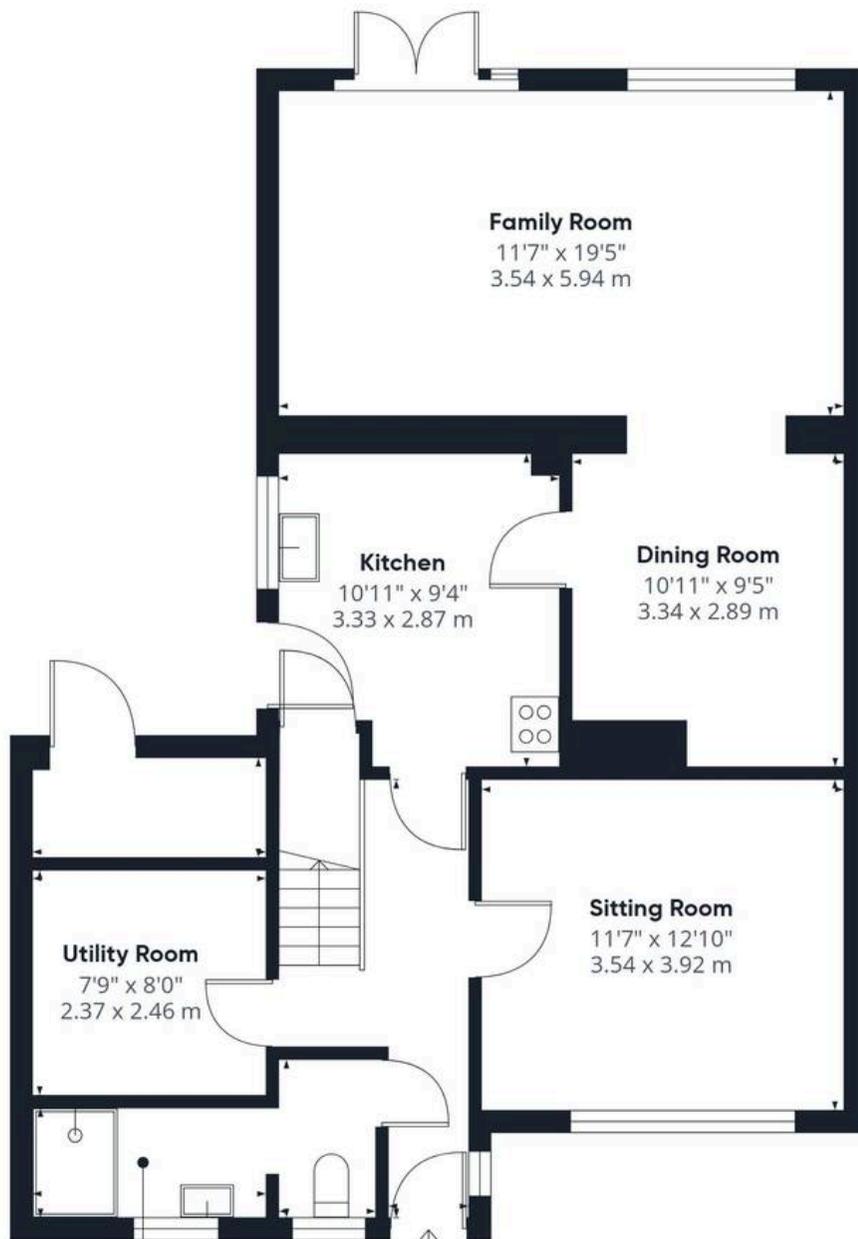




THE GREAT OUTDOORS

The rear garden has been pleasantly landscaped to include a large patio seating area which flows from the family room French doors. A matching hard standing footpath links from the kitchen where a brick built store houses the oil fired central heating boiler, with the ideal space for morning coffee to the side of the property. Raised flower beds are enclosed within timber sleepers, whilst a timber built shed sits at the far end of the garden, with a range of shrubbery concealing the oil tank. The garden is fully enclosed within timber panel fencing and mature hedging, with outside lighting, and a further side access and gated access to the front driveway.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1189 ft²
110.6 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.

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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 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.