



Yarmouth Road, Hales, Norfolk

**MUSKIER
M^CINTYRE**
ESTATE AGENTS

Norwich – 12.3 miles
Beccles – 6.4 miles
Loddon – 1.7 miles

A very well presented detached house with 3 double bedrooms (master en suite), large and well thought out kitchen, well-proportioned family rooms, double garage with ample off road parking, great transport links to Norwich and Lowestoft and situated in the Hobart catchment area. Offering plenty of character with wood floors and double glazed, sash windows. ****NO ONWARD CHAIN****

Accommodation comprises briefly:

- Entrance Hall
- L Shaped Lounge
- Wood burner in lounge
- Dining Room
- Kitchen/Breakfast Room
- Master Bedroom with En-suite
- Two Further Double Bedrooms
- Family Bathroom
- Cellar
- Outside Utility Room with WC
- Attractive Gardens with Shed & Greenhouse
- Approx. 0.3 acres (sts)
- Double Garage
- Off Road Parking with Car Port
- Solar Panels



Property

One enters the property into the hallway where stairs lead to the first floor and doors lead off to the L shaped lounge, cellar and the dining room then kitchen. The lounge is both spacious and triple aspect with exposed wood floor and windows to the front, side and rear. There is a 'Villager' wood burner as a focal point to the room and an original beam, with a section of the room housing shelving and storage cupboards ideal for books and CD collections. A double glazed door leads to the side aspect of the property. Back into the hallway there is a door to the low ceiling height cellar ideal for storing wine and it has the fuse box in situ. The dining room is dual aspect and has ample space for a table and chairs ideal for entertaining and located just off the kitchen area. The kitchen/breakfast room is fitted with a superb range of wall and base units and LED strip lighting over the granite worktop surface, stainless steel sink unit, electric oven, 4 ring gas hob both made by 'Zanussi', there is an integral fridge/freezer, space for a dishwasher and a breakfast bar. The central heating boiler and its controls are also located in the kitchen. The breakfast room area is currently used as a study with fitted desk and storage overlooking the rear garden. A large pantry cupboard concludes the downstairs accommodation. The back door leads to the patio area and gardens. On the first floor the landing has a built in cupboard with loft access that has a drop down ladder, part boarded and has light. The master bedroom has exposed wood floor and benefits from being dual aspect. There is a walk-in wardrobe which also houses the pressurised hot water tank and the controls for the solar panels. The spacious bedroom also has a dressing area and the en-suite shower room with double shower cubicle, hand wash basin, WC and a heated towel rail. There are two further double bedrooms both dual aspect. The family bathroom is a modern three piece comprising of WC, bath with shower over and a hand wash basin.





Outside

The front of the property (on the Yarmouth Road side) is mainly lawn with planted borders. The owners access the property from the rear via Gale Close (postcode NR14 6SN) where you will find ample, off road parking for 4 vehicles, a carport and double garage which has light, power and two up and over doors. A gate leads into the well-kept and loved rear gardens which are secluded and secure for pets. Mainly laid to lawn with a wide variety of mature trees and shrubs including fruit trees such as apple and plum. This garden has had, and still has areas for growing produce and includes a greenhouse, shed, wood store, oil tank, outside utility room with separate WC and hand wash basin, the utility area has space for a washing machine, tumble dryer and an additional fridge freezer if required. The patio area is great for entertaining and has plenty of space for table and chairs adjacent to the kitchen door ideal for alfresco dining and BBQ's enjoying time with family and friends.

Location

The lovely home is in the centre of Hales which has an active community, local restaurant and church. It is a short distance from Loddon which is a very popular village providing schools, nurseries, shops, post office, doctor's surgery, bank, library, dentist and access to the Broads network. The market towns of Beccles and Bungay are both within easy distance and provide a fuller range of amenities. It is 12 miles from the Cathedral City of Norwich which has a mainline train link to London Liverpool Street (1hr 40mins) and the unspoilt Norfolk and Suffolk coastline with the beaches of Southwold, Walberswick and Gorleston only half an hour away.

Fixtures and Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Oil fired central heating and hot water. Mains electricity, supplemented by solar panels and mains water & sewerage services.

EPC Rating: D

Local Authority

South Norfolk District Council

Tax Band: E

Postcode: NR14 6AB (However for viewings use NR14 6SN)

Agents Note

It is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

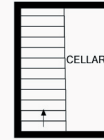
Vacant possession of the freehold will be given upon completion.

Guide Price £325,000 subject to contract

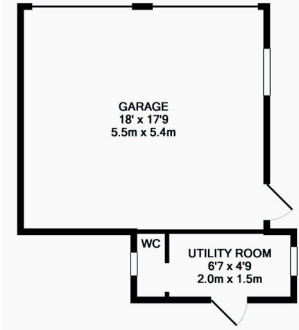




TOTAL APPROX. FLOOR AREA 1851 SQ.FT. (172.0 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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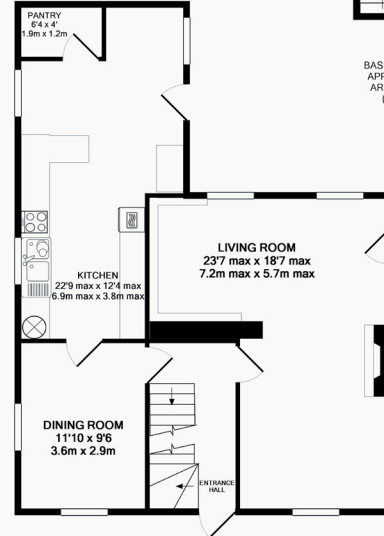


BASEMENT LEVEL
 APPROX. FLOOR
 AREA 63 SQ.FT.
 (5.9 SQ.M.)

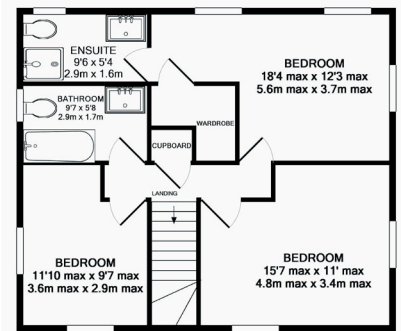


GARAGE
 18' x 17'9"
 5.5m x 5.4m

WC **UTILITY ROOM**
 6'7" x 4'9"
 2.0m x 1.5m



GROUND FLOOR
 APPROX. FLOOR
 AREA 1167 SQ.FT.
 (107.5 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 632 SQ.FT.
 (58.7 SQ.M.)

To arrange a viewing please call us on 01508 521110

Beccles: 01502 710180
 Bury: 01986 888160
 Bury St Edmunds: 01284 848454
 Diss: 01379 644822
 Halesworth: 01986 888205
 Harleston: 01379 882535
 Norwich: 01603 859343
 Saxmundham: 01728 888117



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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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