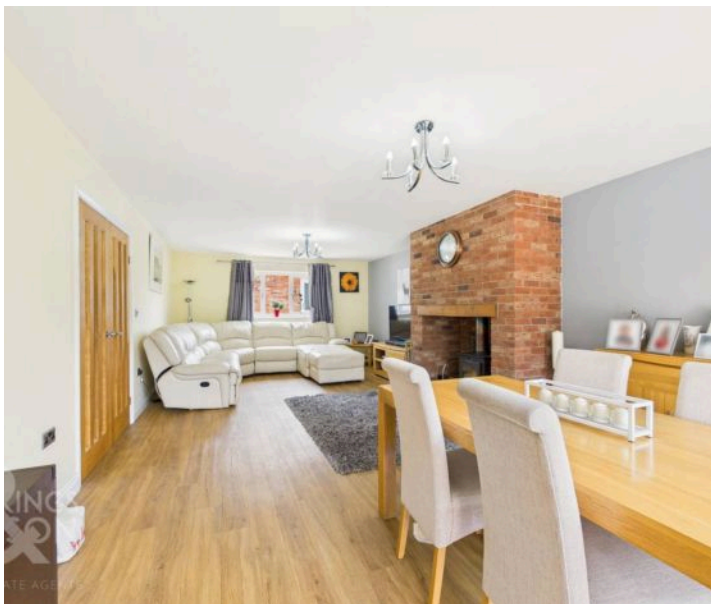




Harbord Road, Frettenham - NR12 7ND



Harbord Road

Frettenham, Norwich

Built in 2014 and benefitting from income generating SOLAR PANELS, located at the end of this quiet CUL-DE-SAC in the desirable village of Frettenham, this impressive DETACHED CHALET, boasts over 1880 sq. ft (stms). Stepping inside, an impressive HALLWAY ENTRANCE opens to the ground floor accommodation, including the expansive 27' dual aspect SITTING and DINING ROOM. Also from the hallway, a ground floor DOUBLE BEDROOM can be found with access to the ground floor FAMILY BATHROOM. To the end of the hall the KITCHEN can be found, offering a freestanding island and breakfast bar. Heading upstairs, the 20' MAIN BEDROOM offers a dual aspect and vaulted ceilings. Also upstairs, a DOUBLE BEDROOM and SINGLE BEDROOM can be found serviced by a FAMILY SHOWER ROOM. Outside, this property also offers the convenience of DRIVEWAY PARKING and a separate DOUBLE GARAGE, providing ample space for vehicles and storage. At the rear of the property, a PRIVATE and ENCLOSED garden overlooks GREEN SPACE.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Detached Chalet
- In Excess of 1880 Sq. Ft (stms)
- Income Generating Solar Panels
- 27' Sitting & Dining Room
- 20' Dual Aspect Main Bedroom
- Four Bedrooms
- Private & Enclosed Garden
- Driveway Parking & Separate Double Garage

Frettenham lies just off the B1150 Norwich to North Walsham Road, approximately midway between the well served centres of Spixworth and Coltishall. The village offers a local school and Pub. Norwich City Centre lies approximately 6 miles to the south-west.

SETTING THE SCENE

Set back from the road at the end of this quiet cul-de-sac, the property can be found with an expansive frontage offering ample vehicle parking, mostly laid to shingle with a brick weave patio at the front of the separate double garage and pathway leading to the open porch where the main entrance can be found.

THE GRAND TOUR

Stepping inside, you are greeted to a grand entrance hall, offering plentiful light and space and benefitting from wood flooring for ease of maintenance and stairs rising to the first floor.



Doors open to all the ground floor accommodation, with the first double bedroom located initially to the right. Offering carpeted flooring and a large integral storage space and enjoying a front facing aspect, the room offers a separate door to the ground floor family bathroom. This room, also accessed from the hallway offers a four piece suite including a glass enclosed shower cubicle and a corner bath unit. Opposite, double doors open to the spacious 20' Sitting room. Offering a dual aspect including double French doors opening to the garden, the space offers more than ample space for sitting and formal dining, centred around an exposed brick fireplace, hosting an inset multi-fuel burner positioned on a stone tiled hearth. The kitchen can be found at the end of the hallway, offering a plenty of light from roof-mounted spotlights and dual aspect windows and French doors. Space can be found for dining, with a freestanding kitchen island offering storage and worktop space, with a built in breakfast bar. The kitchen itself offers a wide array of wall and base storage cupboards and integral appliances including a dishwasher, inset electric hob and extractor, double oven and grille. Further storage and undercounter space for white goods is offered in the separate utility room.

Ascending the staircase to the carpeted first floor landing, integral storage can be found to the left with doors opening to three further bedrooms. The 20' main bedroom, to the right offers carpeted flooring, ample eaves storage, loft access above and a dual aspect with a uPVC double glazed window and Velux window with vaulted ceilings give the space character. The remaining two bedrooms also offer carpeted flooring, eaves storage and radiators. Completing the accommodation, the family shower room, with a three suite including a glass enclosed shower cubicle and large heated towel rail.

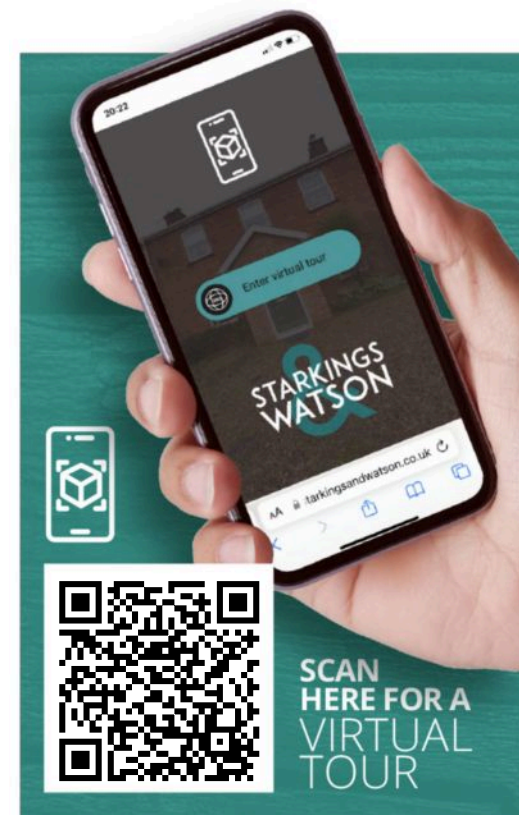
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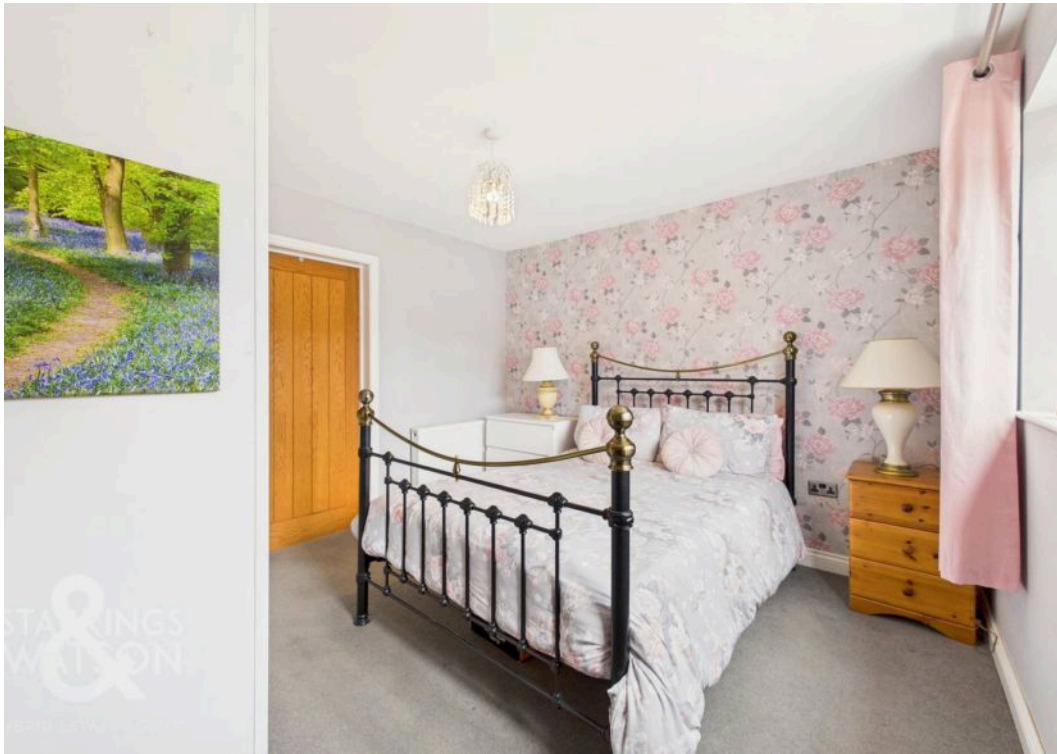
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VIRTUAL TOUR

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







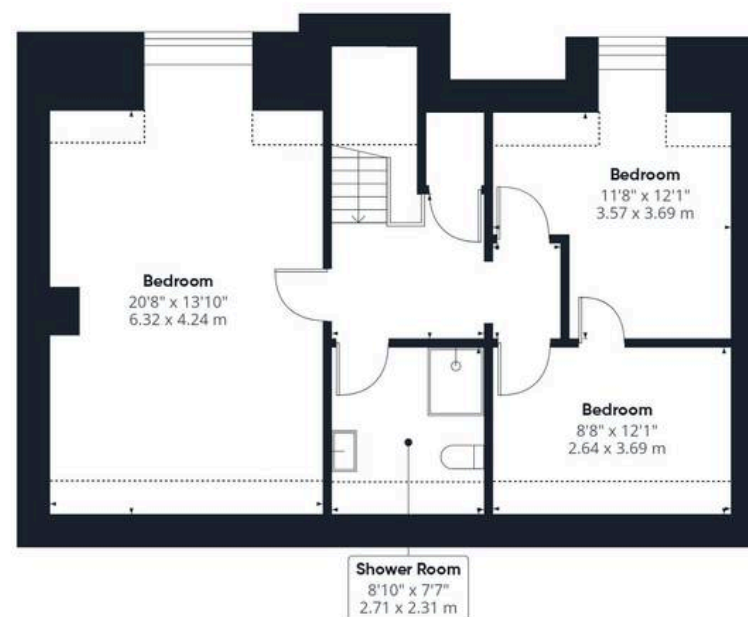
THE GREAT OUTDOORS

Stepping outside, the garden initially opens to a raised patio terrace, a perfect suntrap to enjoy the summer months. The garden itself offers total privacy, enclosed with timber fencing and brick walling with panoramic views of green space. The remainder of the garden is predominantly laid to a well maintained lawn, with a useful storage space and enclosed wood store to the right. Access from either side of the garden can be found leading to the front of the property.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1884 ft²

175.1 m²

Reduced headroom

91 ft²

8.5 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



Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • centralisedhub@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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