



The Green, Freethorpe - NR13 3NY



The Green

Freethorpe, Norwich

Welcome to this CHARMING MODERNISED semi-detached COTTAGE, boasting a blend of CHARACTER and CONTEMPORARY comfort, including CENTRAL HEATING and OAK WOOD DOORS. Upon arrival, a convenient tandem parking space adjacent to the property awaits, ensuring easy access for homeowners and guests alike. The low maintenance COURTYARD-STYLE GARDEN presents the ideal spot for al fresco dining or enjoying a morning coffee. Inside, a welcoming 12' SITTING ROOM and separate DINING ROOM provide ample space for relaxation and entertaining. The 14' KITCHEN, complete with a handy UTILITY CUPBOARD, offers a stylish yet functional area. This delightful property further comprises TWO BEDROOMS and a family bathroom with a shower, ensuring comfort and convenience. Additionally, the presence of oil-fired central heating guarantees warmth and efficiency throughout the home.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Modernised Semi-Detached Cottage
- 12' Sitting Room & Separate Dining Room
- 14' Kitchen & Utility Cupboard
- Two Bedrooms
- Family Bathroom with Shower
- Oil Fired Central Heating
- Low Maintenance Courtyard Style Garden
- Tandem Parking Adjacent

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

Fronting The Green and with tandem parking directly to the side of the property, a footpath takes you to the main entrance and gated access to the garden.



THE GRAND TOUR

Once inside, tiled flooring can be found underfoot for ease of maintenance. A door takes you to a useful utility cupboard with space for appliances, wood effect work surface, built-in storage cupboards and tiled splash-backs. The adjacent dining room enjoys garden views with French doors leading out and continued tiled flooring underfoot - with an opening taking you to the main sitting room complete with fitted carpet and a range of built-in storage under the stairs. A further opening takes you to the kitchen, complete with an L-shaped arrangement of modern wall and base level units. The kitchen enjoys an inset electric hob and built-in electric oven with an extractor fan and tiled splash-backs, wood effect flooring underfoot, space for fridge freezer, and further built-in storage cupboard to one side.

Heading upstairs, the carpeted landing leads to the two bedrooms and family bathroom, with the main bedroom sitting to the rear including a recessed wardrobe space, built-in storage cupboard and fitted carpet underfoot. The second bedroom sits to the front with fitted carpet and uPVC double glazing. Completing the property is a family bathroom with a modern white three piece suite including a panelled bath, with thermostatically controlled shower, tiled splash-backs and flooring.

FIND US

Postcode : NR13 3NY

What3Words : [///storming.legend.frame](https://www.what3words.com/#!/storming.legend.frame)

VIRTUAL TOUR

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

AGENTS NOTES

Wi-fi Internet is included in the rent. The property is covered via communal CCTV which is housed within the property.



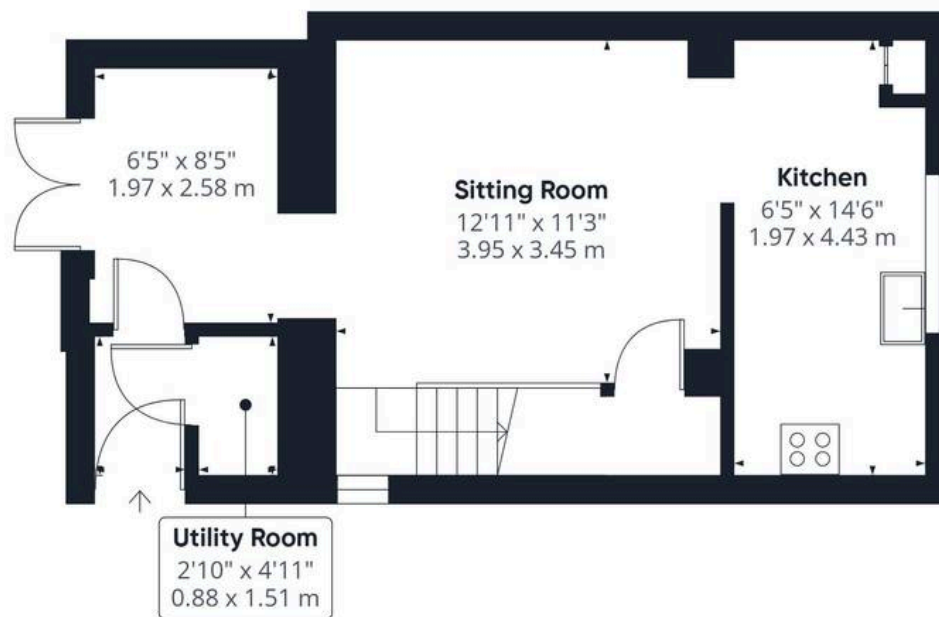




THE GREAT OUTDOORS

The rear garden offers a low maintenance space enclosed with timber panel fencing. A patio seating area and raised shingle expanse offer the ideal space for a bistro table, whilst beyond the garden a storage area can be found where the oil tank is situated.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

607 ft²

56.5 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



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