

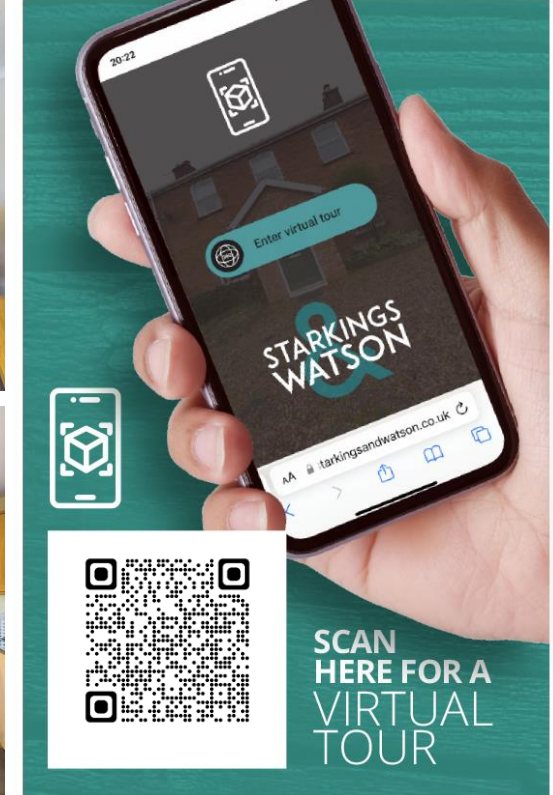
MILLSIDE

Hales, Norwich NR14 6SW

Freehold | Energy Efficiency Rating : D

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- Semi-Detached Home
- Garage Conversion into Office/Bedroom
- Garden Room Added to Rear
- Sitting/Dining Room
- Fitted Kitchen with Appliances
- Field Views to Rear
- Landscaped Private Gardens
- Off Road Parking

IN SUMMARY

This immaculately presented and CONSIDERABLY EXTENDED three bedroom SEMI-DETACHED house is situated fantastically in this QUIET CUL-DE-SEC, offering the most stunning and uninterrupted FIELD VIEWS from the rear of the property. The ground floor has benefited from considerable extensions and a garage conversion to give the occupants an ABUNDANCE OF LIVING SPACE. The accommodation includes a cloakroom, fully fitted kitchen with integrated appliances, UTILITY ROOM which doubles as a home office/study space, fantastically spacious SITTING/DINING ROOM overlooking the fields at the rear, and an additional FAMILY ROOM for those cosier nights. On the first floor the property is served by THREE BEDROOMS plus a spacious and contemporary FAMILY BATHROOM with large walk-in shower. An absolutely stunning home offering a wealth of space and options in a highly sought after location.

SETTING THE SCENE

Situated towards the very end of this quiet cul-de-sac the property is set back from the road, and offers ample off road parking in the form of a brick weave driveway to the front and right hand side. There is a timer fence marking the borders of the property with a gated access leading

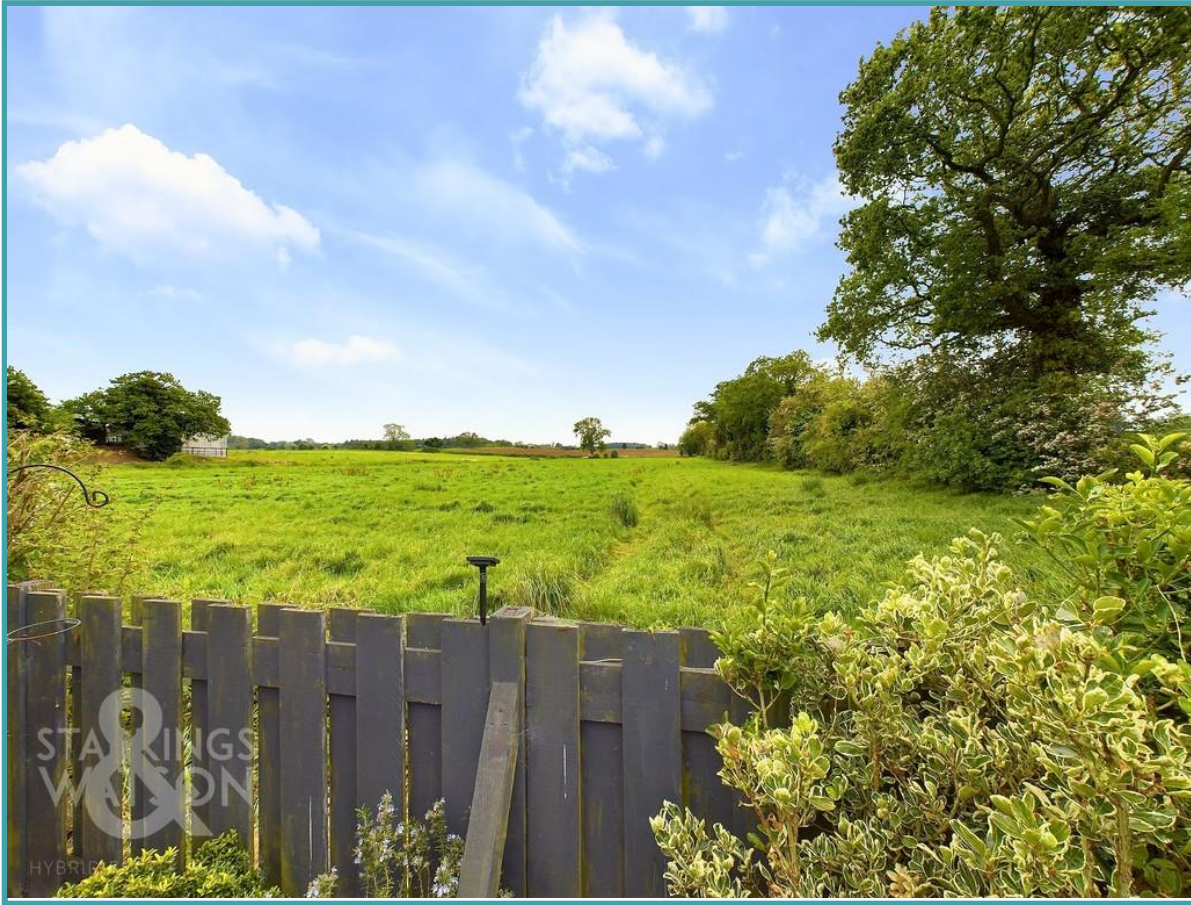
into the rear garden space, as well as a low-level timber fence stretching to the path at the front of the property. The porch sits in the middle of the property with the front door complimenting the aforementioned fencing.

THE GRAND TOUR

Entering the front door you will find yourself stood on the oak flooring which lines the majority of the downstairs accommodation and presented with a spacious entrance. To your left is a handy cloakroom with toilet and ceramic hand wash basin, essential for a busy family home. Just behind this is the fully fitted kitchen space with large opening and rolled edge marble effect work surfaces, ample wall and base mounted storage plus integrated dishwasher and washing machine. There is a freestanding range cooker with extractor above as well as an inlet for fridge/freezer. Heading into the space formerly the garage, which has now been converted into an extremely versatile living space to be either a utility room, snug sitting room, office or laundry room with vaulted ceilings and Velux windows above or even a fourth bedroom if so required. Heading to the rear of the property you will find the real hub of the home in the form of an open plan sitting/dining room with uncompromising field views, stylish wood burner and bay window into the rear garden. This space also opens into the fabulous addition of a family room allowing space to retire quietly or for little ones to make the most of turning this into their own sitting/play room. On the first floor you will find use of three bedroom with two making the most of the location and offering stunning views over the fields behind. All bedrooms are carpeted underfoot and warmed by the oil fired central heating system and the main bedroom making the use of two built-in storage wardrobes. The family bathroom



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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 are 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.

Price:



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offers a sleek and stylish three piece suite with vanity storage, heated towel rail and attractive walk-in shower all with a tiled surround.

THE GREAT OUTDOORS

The front of the property is set back from the road and does not face directly onto any other property. The brick weave driveway offers parking for multiple vehicles to serve a busy family home. Heading through the timber gated access you will find yourself having access into the utility room, formerly the garage. This space houses the oil tank for the hot water and central heating systems, wood store, shed and bin storage space too. Heading into the rear garden which is predominantly laid to lawn you will be impressed by the unencumbered views of the fields to the rear of the property which are accentuated by the lower level rear timber fence. At the very rear of the property, as you step out the rear sliding door you can make the use of the brilliant flag stone patio area.

OUT & ABOUT

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.

FIND US

Postcode : NR14 6SW

What3Words : ///buckets.rested.unsightly

VIRTUAL TOUR

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

GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced headroom (below 1.5m/4.92ft)

Excluding balconies and terraces

Approximate total area^m

1100.89 ft²
102.28 m²

Reduced headroom

14.87 ft²
1.38 m²

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