

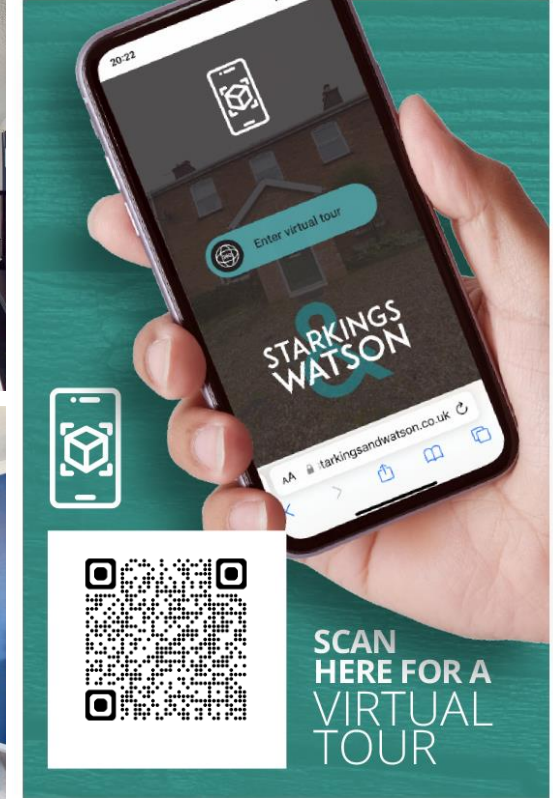
YARMOUTH ROAD

**Hales, Norwich NR14 6SX**

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01508 356456

**FOR SALE**  
**PROPERTY**



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- Vendor Found!
- South Facing Semi-Detached Home
- Close to A146
- Modern Fitted Kitchen
- Sitting/Dining Room
- Three Bedrooms
- En Bloc Garage & Driveway
- French Doors to Enclosed Garden

### IN SUMMARY

**VENDOR FOUND!** This **IMMACULATELY PRESENTED** semi-detached home offers a **CONVENIENT POSITION** close to the A146, with a private **DRIVEWAY** to front and en-bloc **GARAGE** to REAR. With the **SOUTH SUN** pouring in the **GARDEN** during the summer months, the property is an **IDEAL FAMILY HOME**, with a mixture of **GOOD SIZED ROOMS** and **FRENCH DOORS** which merge the indoor and outdoor spaces. With **WOOD EFFECT FLOORING** in the hall entrance for easy living, there is **EXCELLENT STORAGE** under the stairs, with the accommodation continuing to the **MODERN FITTED KITCHEN**, and to the **OPEN PLAN SITTING/DINING ROOM**. Upstairs, **THREE BEDROOMS** lead off the landing, along with the **FAMILY BATHROOM** where a **SHOWER** can be found over the bath. Outside, the **GARDEN** includes a **PATIO** and **LAWN**, along with mature planting.

### SETTING THE SCENE

With a double width shingle driveway to the front, mature hedging runs down the left hand boundary with access to the main property and the front

storage cupboard which houses the oil tank.

### THE GRAND TOUR

Heading inside, the uPVC door leads into the well kept hall entrance, complete with wood effect flooring for ease of maintenance. Stairs rise to the first floor with storage below, with doors to the sitting room and kitchen. Starting in the kitchen, this L-shaped room offers a range of wall and base level units, complete with tiled splash backs, space for an electric cooker and general white goods, along with two built-in cupboards and a window facing to the front driveway. The sitting/dining room is open plan and also finished with wood effect flooring, whilst a bay window extends the living space and uPVC double glazed French doors lead to the garden. Upstairs, the landing is carpeted, with a loft access hatch above. The three bedrooms are all carpeted and double glazed. The family bathroom completes the property, with a three piece suite including tiled splash back, shower over the bath and heated towel rail.

### THE GREAT OUTDOORS

The rear garden enjoys the south sun and is completed with a lawned expanse, mature planted borders and a patio seating area which runs the width of the property. A timber pergola creates a feature over the patio, whilst gated access leads to the en-bloc garage.



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## 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 6SX

What3Words : ///flannel.adopts.fabricate

## VIRTUAL TOUR

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

**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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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.

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
801.04 ft<sup>2</sup>  
74.42 m<sup>2</sup>

HYBRID ESTATE AGENTS

STARKINGS  
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Floor 1



Ground Floor

