

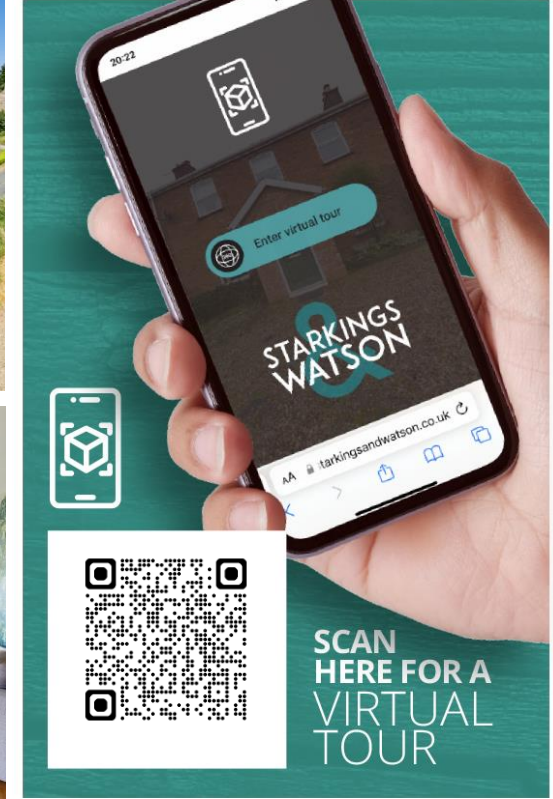
HALVERGATE ROAD

Freethorpe, Norwich NR13 3NS

Freehold | Energy Efficiency Rating : D

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- Unique & Individual Dwelling
- Extended to a High Specification
- Stunning Porch & Hall Entrance
- Three Reception Rooms & Two Wood Burners
- Four Double Bedrooms
- W.C, En Suite & Bathroom
- Double Garage & Workshop
- 0.19 Acre Plot (stms) with Field Views

#### IN SUMMARY

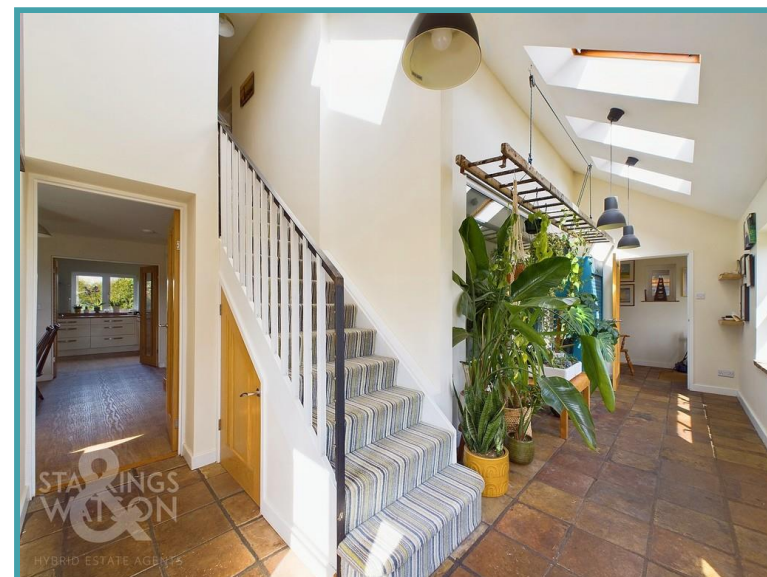
Extended in 2020, this STUNNING CHARACTER COTTAGE offers a BLEND of MODERN LIVING with CONTEMPORARY FEATURES, whilst WARM CHARACTERFUL UNDER TONES make for a COSY FEEL. Sitting on a 0.19 ACRE PLOT (stms) with FIELD VIEWS to front and rear, the property extends to over 1820 Sq ft (stms), along with a DOUBLE GARAGE/WORKSHOP with STORAGE. With every last detail considered, the accommodation includes a PORCH and HALL ENTRANCE, W.C with built-in storage, dual aspect 18' SITTING ROOM with WOOD BURNER, dining room, 14' FAMILY ROOM with WOOD BURNER, utility room with EXTENSIVE CUPBOARD SPACE and 27' KITCHEN/DINING ROOM complete with FRENCH DOORS to rear. Upstairs, FOUR DOUBLE BEDROOMS lead off the landing, with a WALK-IN WARDROBE and en suite to the main bedroom, and LUXURY FAMILY BATHROOM with shower. The rear gardens include a large lawned area, patio seating and a TIMBER SUMMER HOUSE offering potential as a home office.

#### SETTING THE SCENE

An expansive shingle driveway offers off road parking for several vehicles, with access leading to the double garage and opening to the carport. A raised porch entrance leads to the main entrance hall, with low level timber picket fencing and gate opening to the front lawn garden overlooking open fields to the front. The property enjoys a light and bright feel with privacy to both the front and rear gardens.

#### THE GRAND TOUR

Once inside, the porch entrance is finished with pamment tiled flooring underfoot and gives a hint into the adjacent hall entrance as to what lies within this property. A useful W.C can be found opposite with storage under the sink unit and feature wallpapering to one side, whilst a sliding door conceals a useful storage cupboard. The hall entrance sits under a vaulted ceiling with velux windows facing to front creating a light, bright, warm and inviting room, complete with views to the front and pamment tiled flooring underfoot. French doors lead out into the front garden where a courtyard style space can be found, ideal for outside entertaining and alfresco dining, whilst the stairs rise to the first floor landing and a door takes you into the main living space. The reception space is formed of three key rooms starting with the main dining hall with wood flooring underfoot and a further window to front. Three sets of double doors lead off, starting with the study/family room which offers a continuation of the wood flooring, a raised cast iron wood burner and further French doors to the front creating a fantastic



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open plan flow. Directly opposite, double doors lead into the formal sitting room with a grand central fireplace with an inset cast iron wood burner and pamment tiled hearth, dual aspect windows to front and side, and further wood flooring underfoot. The final set of double doors opens to the main kitchen/dining room which is an expansive space with a glazed roof lantern to one side creating a fantastic open plan feel which is perfect for all the family. The kitchen is functional with a u-shaped arrangement of work surfaces and a further bank of built-in storage cupboards including integrated cooking appliances such as the gas hob, eye level electric oven, eye level electric microwave combination and warming drawer. Matching up-stands and glass splash-backs run around the work surface with further integrated appliances including a dishwasher and fridge freezer. In the dining area of the kitchen, a breakfast bar is formed from the work surface with wood flooring underfoot, further feature wallpaper to one side and dual aspect windows and doors leading on to the rear garden. Completing the ground floor is a functional utility room with extensive storage which is full height, with room for laundry appliances, a heated towel radiator and further door onto the rear garden. Heading upstairs the landing remains light and bright via the velux windows to front whilst being finished with an attractive striped carpet which creates a spacious feel. The bedroom accommodation starts from the main bedroom to your right hand side which offers two windows to the side with far reaching field views, a built-in wardrobe and an adjacent en suite with a white three piece suite including storage under the sink, far reaching field views to the rear and shower cubicle with contrasting tiled splash-backs. The bedroom opposite offers attractive views to front over the adjacent fields whilst two further bedrooms include wood flooring underfoot and views over the gardens. Completing the upstairs is the spacious family bathroom which is large enough to house a double ended bath and shower cubicle with a thermostatically controlled rainfall shower, with further storage under the sink, half tiled walls and attractive tile effect flooring.

**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.

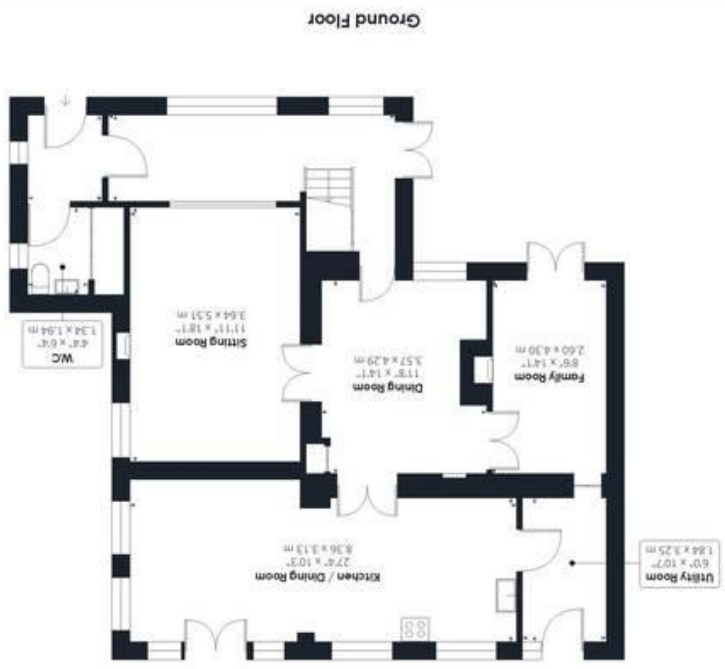
Price:



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THE GREAT OUTDOORS



**GIRAFFE 360**

Calculations are based on RICS JPM5 3C standard.

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 5 ft/1.5 m

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>

- 1824.05 ft<sup>2</sup>
- 169.46 m<sup>2</sup>
- Reduced headroom
- 141.01 ft<sup>2</sup>
- 13.1 m<sup>2</sup>

