

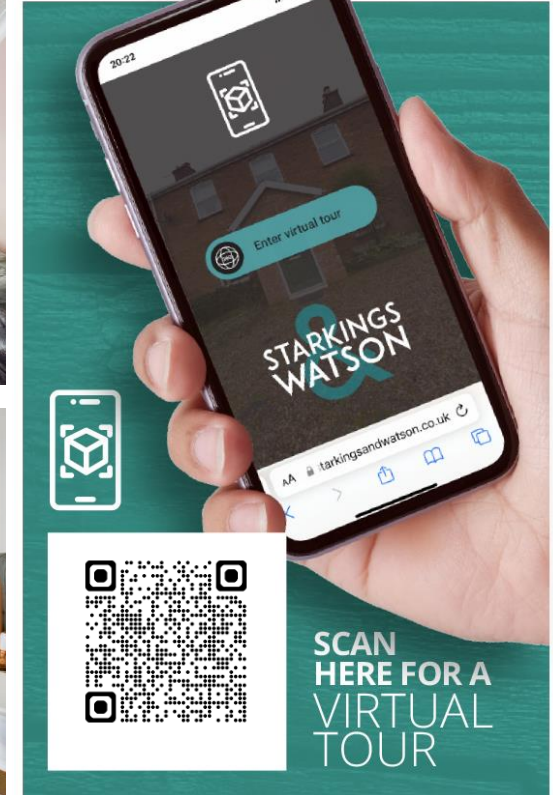
THE GREEN

# Freethorpe, Norwich NR13 3NY

Freehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01603 336556

# FOR SALE PROPERTY



arla | propertymark

PROTECTED

naea | propertymark

PROTECTED



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



# STARKINGS & WATSON

- Semi-Detached Cottage
- Extended & Modernised Layout
- Two Reception Rooms
- Re-fitted Wren Kitchen
- Three Bedrooms & Dressing Room
- En Suite & Family Bathroom
- Low Maintenance Garden & Separate Cottage Garden
- Garage & Parking

#### IN SUMMARY

UPDATED and MODERNISED this end-terrace COTTAGE style home enjoys a CENTRAL VILLAGE LOCATION, with a LOW MAINTENANCE REAR GARDEN, garage and FURTHER GARDEN beyond. With uPVC DOUBLE GLAZING and electric CENTRAL HEATING, the internal décor has been REFRESHED and MODERNISED, ready to move-in. Stepping inside the TILED HALL ENTRANCE is perfect for ease of maintenance, with doors to the SITTING ROOM - complete with a feature WOOD BURNER. The NEWLY FITTED WREN KITCHEN includes CURVED EDGE WORK SURFACES and integrated cooking appliances, with an EXTENDED DINING ROOM beyond - also including ample space for a STUDY AREA. Upstairs, the original THREE BEDROOMS can be found on the first floor, with the third bedroom now used as a DRESSING ROOM, with stairs rising to the TOP FLOOR MAIN DOUBLE BEDROOM. The family bathroom includes a SHOWER over the bath, with the top floor including an EN SUITE shower room and further built-in storage.

#### SETTING THE SCENE

Set back from the road behind low level timber picket fencing, a low maintenance frontage can be found, with a hard standing footpath leading to the main entrance to the side of the property. A shared access leads to the parking area, garage and both gardens.

#### THE GRAND TOUR

Heading inside, a contemporary tiled floor lines the hall entrance, with stairs rising to the first floor landing and useful storage underneath. To the right hand side, the main sitting room leads off with a feature fireplace including a cast iron wood burner, fitted carpet under foot and double glazed window to front. A door takes you into the rear facing dining room which is a fantastic size and easily incorporates room for a study area or play space. French doors lead out to the rear garden, whilst a further door leads to the adjacent kitchen which has been recently renewed and refreshed with a beautiful range of storage cupboards, contrasting work surface, splash backs and an unrivalled style. The kitchen includes an inset electric ceramic hob and built-in electric oven with an integrated fridge freezer and space for washing machine. A window and door leads to the rear garden whilst a further door takes you back into the hall entrance. Heading upstairs, the carpeted landing includes a built-in storage cupboard with doors leading to three original bedrooms - two of which are comfortable doubles in size, all complete with fitted carpet underfoot. The family bathroom sits towards the rear of the property with a modernised look, including storage under the sink, shower and



To arrange an accompanied viewing please call our Brundall Office on **01603 336556**



glazed shower screen over the bath. The third bedroom is now utilised as a dressing room which could easily be a study and now houses stairs to the top floor, where the main double bedroom can be found with various built-in storage and velux windows to front and rear. This light and bright room offers wood effect flooring underfoot, and the en suite shower room is complete with a separate shower cubicle, tiled splash-backs and tiled effect flooring.

### THE GREAT OUTDOORS

To the outside, the main rear garden has been recently landscaped to include a large patio seating area with enclosed painted timber fence boundaries. An area of artificial lawn can be found, with the gated access leading to the parking and garage. The garage is complete with an up and over door to front and parking directly outside. Beyond the garages, various garden plots can be found where the property includes a further garden area which could be used as private seating or a vegetable patch if required - currently left as a wildlife area. There is huge potential for the right buyer to make use of this space.

### OUT & ABOUT

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

### FIND US

Postcode : NR13 3NY

What3Words : ///redeemed.politics.rotate

### 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:



For our full list of available properties, or for a **FREE INSTANT** online valuation visit

[starkingsandwatson.co.uk](https://starkingsandwatson.co.uk)

**GIRAFFE 360**

standard.  
Calculations are based on RICS IPMS 3C

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>18</sup>

935.71 ft<sup>2</sup>  
86.93 m<sup>2</sup>

Reduced headroom

57.48 ft<sup>2</sup>  
5.34 m<sup>2</sup>

HYBRID ESTATE AGENTS  
**STARKINGS WATSON**

