



Chapelfield, Freethorpe - NR13 3LY

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS



## Chapelfield

Freethorpe, Norwich

**MOTIVATED VENDORS.** This **EXTENDED** and **DETACHED BUNGALOW** offers over 1100 Sq. ft (stms) of accommodation, with **PRIVATE NON-OVERLOOKED GARDENS** which back onto a **FIELD**. Having been **WELL MAINTAINED** over the years, the property enjoys a **SUBSTANTIAL PLOT** with ample **PARKING** and an adjoining **GARAGE**. Various upgrades including **WOOD FLOORING** and **NEW WINDOWS**, whilst the accommodation includes a **HALL ENTRANCE**, bay fronted **SITTING ROOM**, three bedrooms with one currently used as an **IDEAL STUDY**, **LARGE BATHROOM** with separate **SHOWER**, open plan **KITCHEN/DINING ROOM** with utility space, and further garden room beyond. The **GARDENS** have been **FULLY STOCKED** and include a wildlife pond, lawns, patio and **TIMBER SUMMER HOUSE**.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Extended Detached Bungalow
- Rural Village Setting with Field Views
- Kitchen/Dining Room with Utility Space
- Bay Fronted Sitting Room
- Three Bedrooms
- Garden Room
- Large Bathroom with Separate Shower
- Private Non-Overlooked Gardens

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

From the road, a hard standing driveway offers tandem parking, with adjacent lawned gardens screened with mature hedging, shrubbery and trees. With open fields to front, the front garden offers a perfectly usable space, with a raised bed and patio area to front. Access leads to the garage and main property.



## THE GRAND TOUR

Heading inside, wood flooring runs underfoot, with built-in storage cupboards to one side. The first door on your right is the sitting room, with a feature fireplace and woodburner, bay window to front and wood flooring underfoot. This spacious room offers attractive views over the front gardens, and French doors could be installed allowing direct access to the front patio. The bedrooms are all located off the hall, one facing to front, the second to side, and the main bedroom to rear - with a range of built-in bedroom furniture. The family bathroom is extended and includes space for a four piece suite - allowing for a separate bath and shower cubicle. The kitchen/dining room is also extended, with space for a table, and ample built-in storage, integrated cooking appliances, and space for white goods. A utility space which offers further storage of white goods provides access to the garden room. with views over the garden and a door to rear.

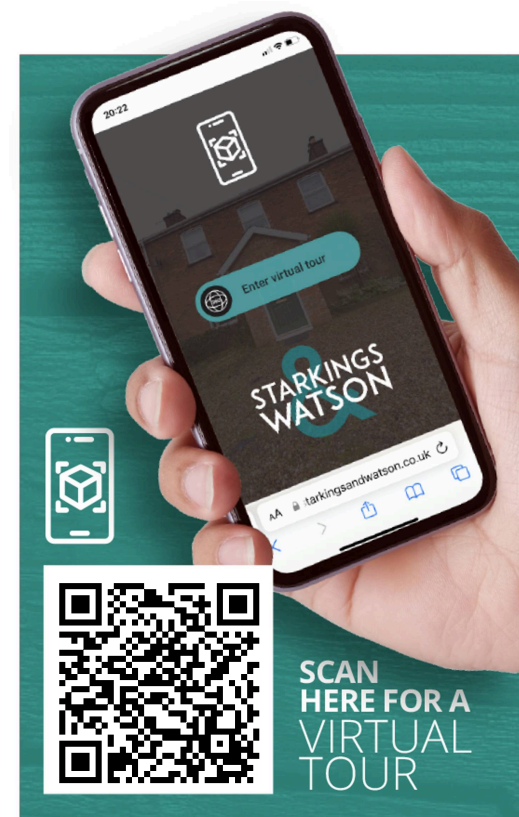
## FIND US

Postcode : NR13 3LY

What3Words : ///mondays.pushing.syndicate

## VIRTUAL TOUR

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



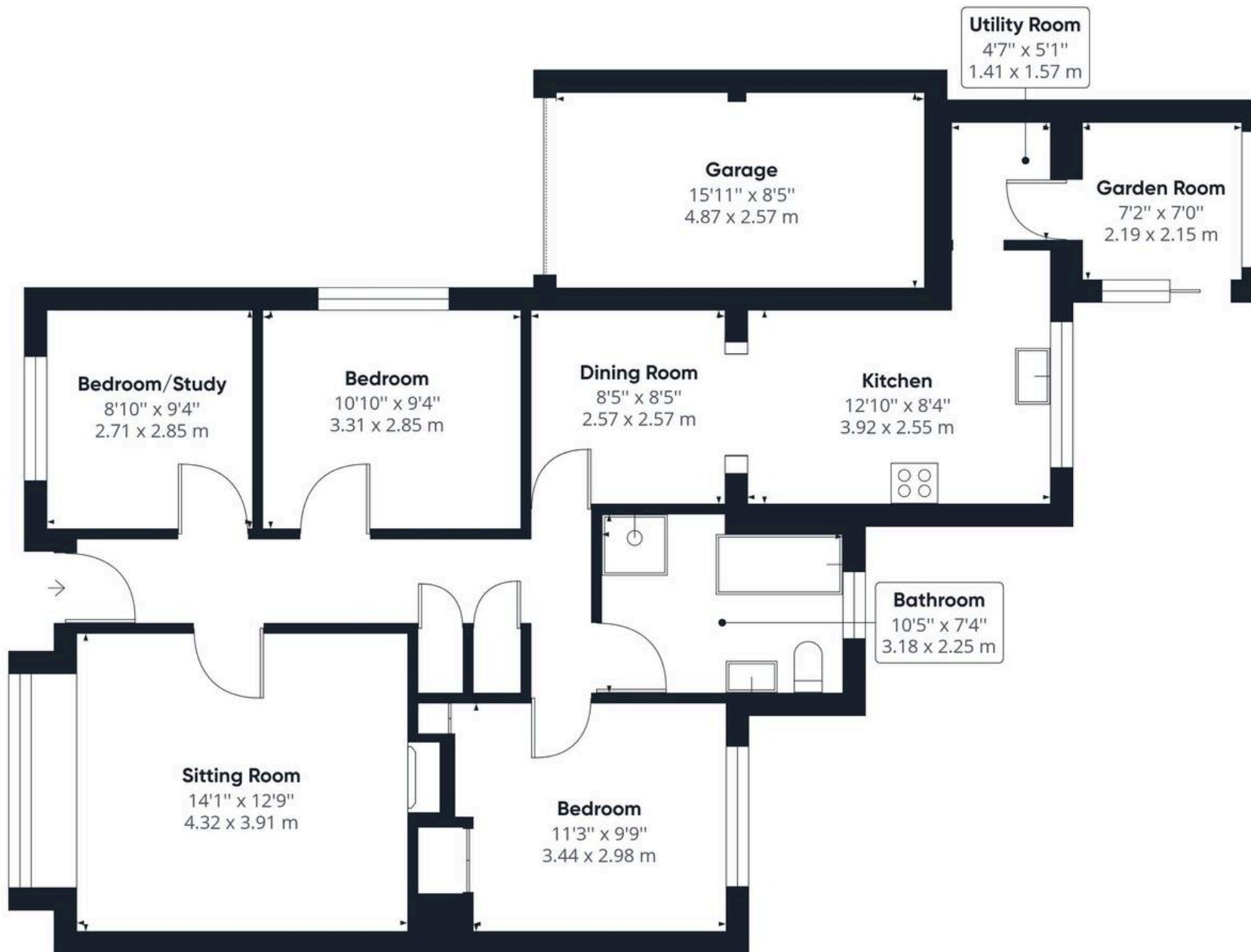




## THE GREAT OUTDOORS

The rear garden offers a wealth of planting, with a central grass area, range of planting and a feature shingle bed with a recessed wildlife pond. A timber shed offers storage, whilst there is gated access to front, outside water supply, oil fired central heating boiler and tank, along with a timber summer house. The garden is enclosed with timber panelled fencing.





**Approximate total area<sup>(1)</sup>**

1114.85 ft<sup>2</sup>

103.57 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



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