



Carr Close, Halvergate - NR13 3PW



Carr Close

Halvergate, Norwich

NO CHAIN. This SUBSTANTIAL, extended and MODERNISED bungalow enjoys FIELD VIEWS to side, and accommodation extending to just under 1300 Sq. ft (stms). Centred around an inner hall, the SPACIOUS LAYOUT is light and bright, whilst being the ideal FAMILY HOME. With solar panels providing hot water, oil fired CENTRAL HEATING is installed, along with uPVC DOUBLE GLAZING. The WRAP AROUND GARDENS are a particular feature, with areas of lawn and patio, all enjoying a SECLUDED FEEL within NEATLY trimmed hedged borders. Ample PARKING can be found to front with a driveway, CAR PORT and GARAGE. The accommodation includes a 15' DUAL ASPECT SITTING ROOM with a feature WOOD BURNER, three bedrooms, FAMILY BATHROOM, separate SHOWER ROOM, dining room, OPEN PLAN KITCHEN and CONSERVATORY.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- No Chain!
- Detached Bungalow on Corner Plot
- Extended & Modernised Interior
- Large Driveway, Car Port & Garage
- Spacious Hall with Storage
- Sitting Room with Wood Burner
- Separate Bathroom & Shower Room
- Three Bedrooms

The attractive village of Halvergate is located approximately 14 miles East of the Cathedral City of Norwich. Halvergate is situated just two miles from the local village of Freethorpe which provides for everyday needs with a village shop and post office as well as garage and public house. Further specialist shopping and amenities can be found in the bustling village of Acle just some four miles away. Amenities include post office facilities, access to the Norfolk Broads, and a rail service to Norwich and Great Yarmouth. Primary education is at Freethorpe with secondary education at Acle.

SETTING THE SCENE

Approached via a hard standing and brick-weave driveway, ample off road parking can be found with a further shingled area to the front of the property tucked away behind mature high level hedging. A carport offers further parking and in turn leads to the adjoining single garage, with a gated access leading to the rear garden. Outside lighting and a water supply can be found, with the main entrance door tucked under the carport.



THE GRAND TOUR

Accessed via a hall entrance, tiled flooring runs underfoot for ease of maintenance, with access leading to the inner hallway and the first of the bedrooms - creating the ideal study or snug area. The first bedroom is finished with fitted carpet and uPVC double glazing to front. The main inner hallway offers the ideal meet and greet space with wood effect flooring and excellent twin built-in storage cupboards to one side. Neutrally decorated walls can be found, with a loft access hatch above. The formal sitting room can be found to the front of the property with dual aspect windows to front and side flooding the room with natural light, whilst being centred on the feature cast iron wood burner which creates a focal point to the room. A range of built-in storage shelving and cupboards can be found to one side whilst fitted carpet runs underfoot. The second bedroom sits at the side of the property accessed from the main hall entrance with a window facing to side enjoying views over the garden and distant fields beyond. The largest bedroom sits towards the rear of the bungalow, with a full width range of built-in wardrobes, window facing to rear and fitted carpet underfoot. The accommodation continues with a separate family bathroom and shower room making this an ideal family home. The family bathroom offers a modernised white three piece suite including the cleverly designed low level WC with a hand wash basin sitting above, and a panelled bath including a mixer shower tap - all finished with tiled-splash backs and a heated towel rail. The shower room is slightly larger and offers a walk-in shower to one corner along with a wall mounted hand wash basin and WC whilst being finished with tiled splash-backs, wall mounted shelving and a heated towel rail. The reception accommodation continues with the main dining room which is finished with wood effect flooring and offering an open plan aspect to the rear facing kitchen. This ideal family friendly entertaining space offers the best of both worlds with room for a table whilst also including a built-in breakfast bar.

The kitchen units offer extensive storage with space for an electric cooker to one corner with tiled splash backs and extractor fan above, with room provided for general white goods including a fridge freezer, washing machine and dishwasher. Completing the property is the conservatory which sits at the far corner of the kitchen with dual aspect views to the side and rear, with French doors leading out to a raised patio area complete with tiled flooring underfoot. This light and bright room enjoys distant field views and views around the wraparound garden.

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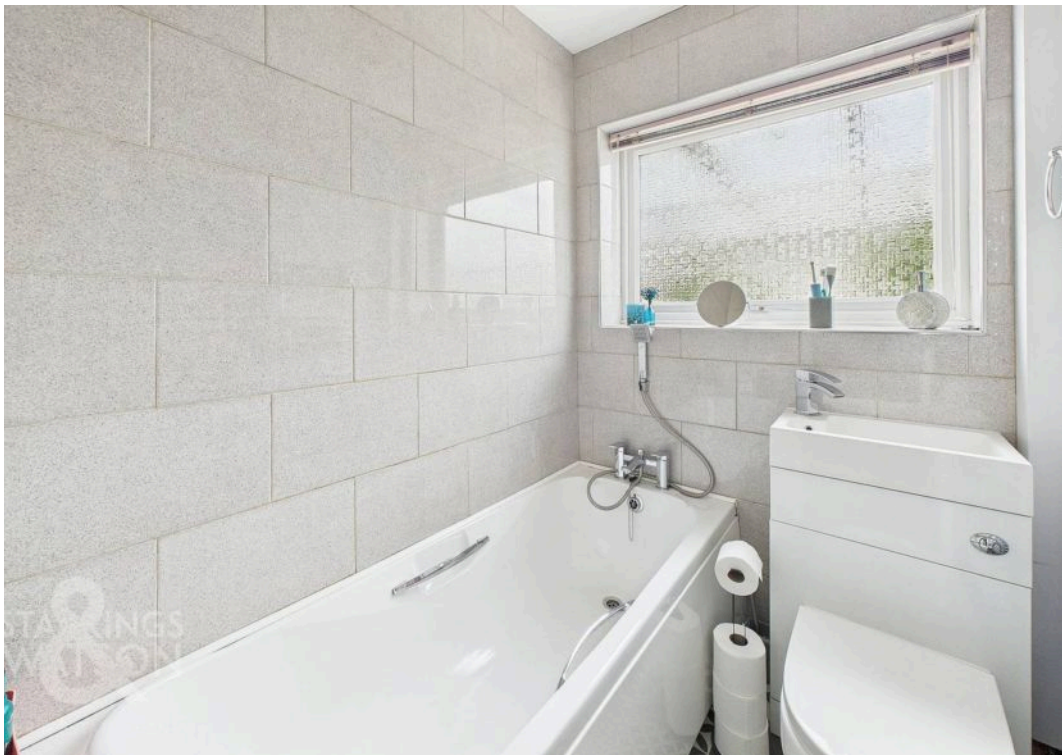
Postcode : NR13 3PW

What3Words : ///kilts.gentlemen.conceals

VIRTUAL TOUR

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



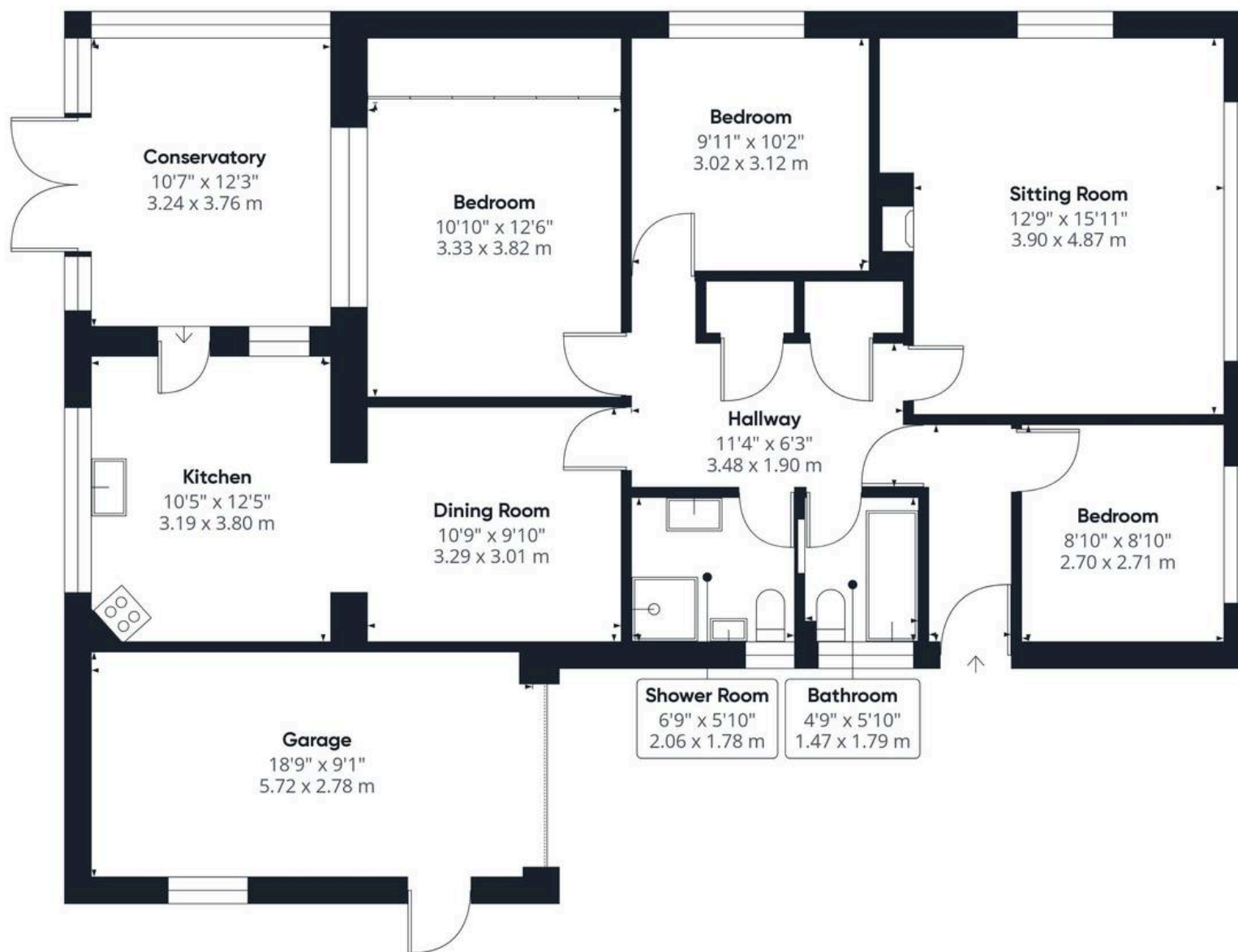




THE GREAT OUTDOORS

Wrapping around to the side and rear, the gardens include extensive planting to all sides. Starting to the rear of the bungalow a shingled area with a feature pond can be found, with gates providing access to front and access to the oil tank. Mature planting and beds can be found around the pond area which leads seamlessly into the lawned garden, over to a further patio seating area and covered patio seating. A timber shed sits at the far corner offering storage, with the lawned gardens wrapping around the side of the bungalow with further mature trees and shrubbery. Completing the property is the garage which offers an up and over door to front, door to side, power and lighting.





Approximate total area⁽¹⁾

1298.14 ft²

120.6 m²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



Starkings & Watson Hybrid Estate Agents

2 Cucumber Lane, Brundall - NR13 5QY

01603 336556 • brundall@starkingsandwatson.co.uk • <http://starkingsandwatson.co.uk>

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