



The Common, Freethorpe - NR13 3LX



The Common

Freethorpe, Norwich

This delightful 19th-century MODERNISED COTTAGE offers a charming blend of CHARACTER features and CONTEMPORARY LIVING, whilst being nestled in the heart of this picturesque village, The spacious DETACHED PROPERTY boasts over 1700 sq. ft (stms) of versatile accommodation, perfect for a growing family or those seeking a tranquil retreat. The environmentally conscious will appreciate the SOLAR PANELS and AIR SOURCE HEATING SYSTEM, ensuring sustainable living without compromising on comfort. The heart of the home lies within the impressive 23' KITCHEN/DINING ROOM, complete with a cellar, ideal for entertaining guests or enjoying family meals. Additional features include a fully fitted UTILITY ROOM, inviting 14' SITTING ROOM with WOOD BURNER, study/garden room, and four double bedrooms, with the main bedroom benefiting from an EN SUITE and TWO FAMILY BATHROOMS. The property also offers plenty of STORAGE and lobby spaces both upstairs and downstairs, catering to modern-day living needs effortlessly.



The great outdoors beckons with the SOUTH-FACING wrap-around GARDENS that provide the perfect retreat for enjoying the sunshine and serenity. The expansive lawned area and large shingled section offer ample space for outdoor activities or alfresco dining, while a metal shed, Dutch barn-style timber shed, and greenhouse cater to all storage needs.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- 19th Century Modernised Cottage
- Over 1700 Sq. ft (stms)
- Solar Panels & Air Source Heating
- 23' Kitchen/Dining Room with Cellar
- 14' Sitting Room with Wood Burner
- Study/Garden Room
- Four Double Bedrooms
- En Suite & Two Family Bathrooms

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.



SETTING THE SCENE

Siding onto the road, a double driveway offers ample off road parking for several vehicles, with gated access leading to the side of the property and rear gardens, along with a main entrance door to the front. Mature hedging sits to the side of the property on the roadside, with huge potential to open plan more of the garden for further parking or create a garage or cart lodge - subject to planning.

THE GRAND TOUR

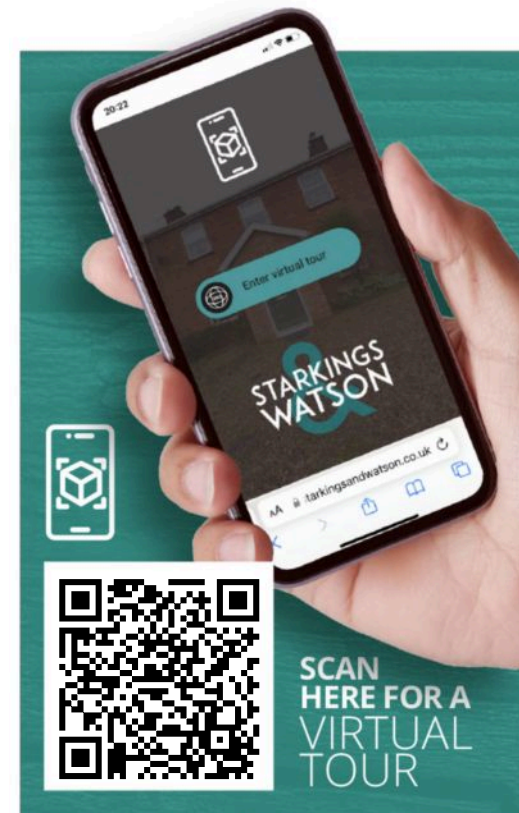
Once inside, a useful porch entrance offers the ideal meet and greet space whilst providing functional area for a family with ample room for coats and shoes, whilst being finished with tiled flooring underfoot for ease of maintenance. A large front facing uPVC double glazed window overlooks the garden whilst a door takes you into the main kitchen and dining space. Fully open plan, this mix of contemporary and character includes exposed timber beams to the ceiling and a range of recessed spotlighting to the kitchen area. A feature fireplace with an inset cast iron wood burner creates a focal point to the room with wood effect flooring underfoot and ample space for a dining table. The kitchen itself offers a U-shaped arrangement of wall and base level units with a breakfast bar and space for a range style cooker. Integrated appliances include a dishwasher with tiled splash-backs running around the work surfaces. A useful storage cellar can be found under the kitchen with a pull up hatch and ladder leading down, whilst a door conceals the stairs which lead to the first landing. A traditional solid wood latch and brace door takes you to the formal sitting room once again completed with tiled flooring underfoot and a feature cast iron wood burner set within an attractive exposed brick fireplace with timber beams running across the ceiling. Twin windows face to the front, flooding the room with excellent natural light whilst enjoying garden views, with a door taking you to the study or garden room beyond. This versatile room offers dual aspect views through the dual aspect windows and French doors leading out to the garden, once again complete with tiled flooring underfoot for ease of maintenance. This spacious room is currently used as a study and includes ample storage space but could equally be a garden room or family room if required. A further door takes you to a functional utility room with a range of built-in storage cupboards and space for general laundry appliances including a washing machine and tumble dryer, complete with a window facing across the garden and a further sink unit recessed into the work surface

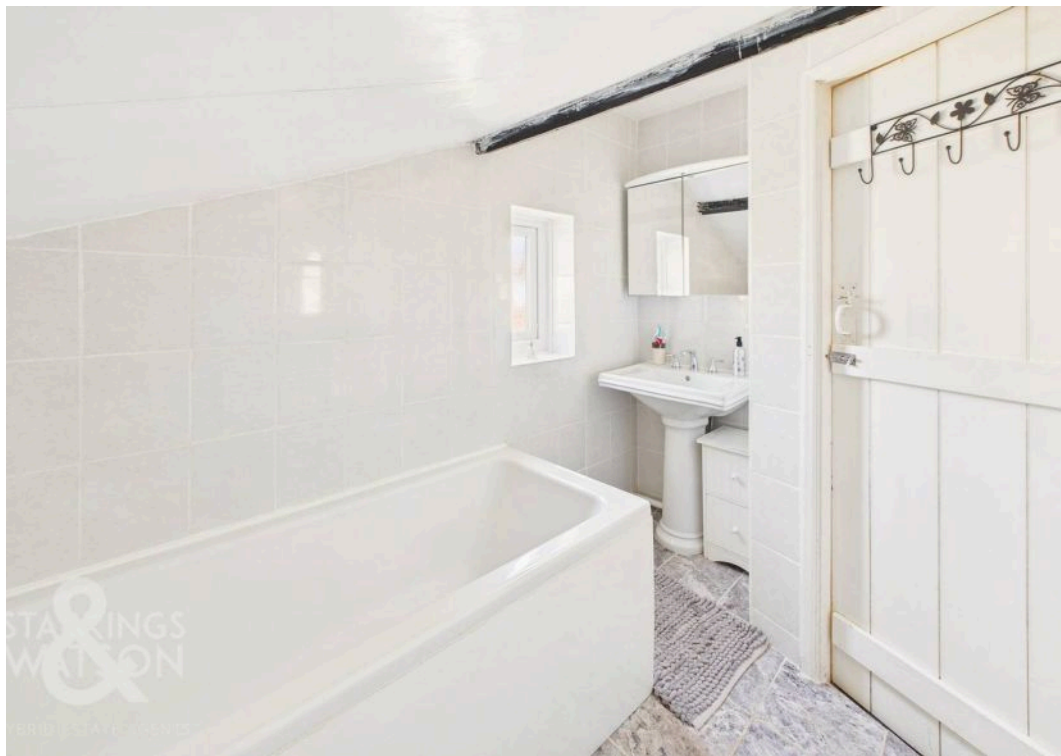
An inner hallway leads from the kitchen area providing a useful space which could also be used as a study and is currently used as a gym area, with tiled flooring underfoot with a further door taking you to the lobby space at the bottom of the second set of stairs. A family bathroom completes the ground floor with a white three piece suite including a mixer tap shower and an electric shower over the bath with tiled splashbacks.

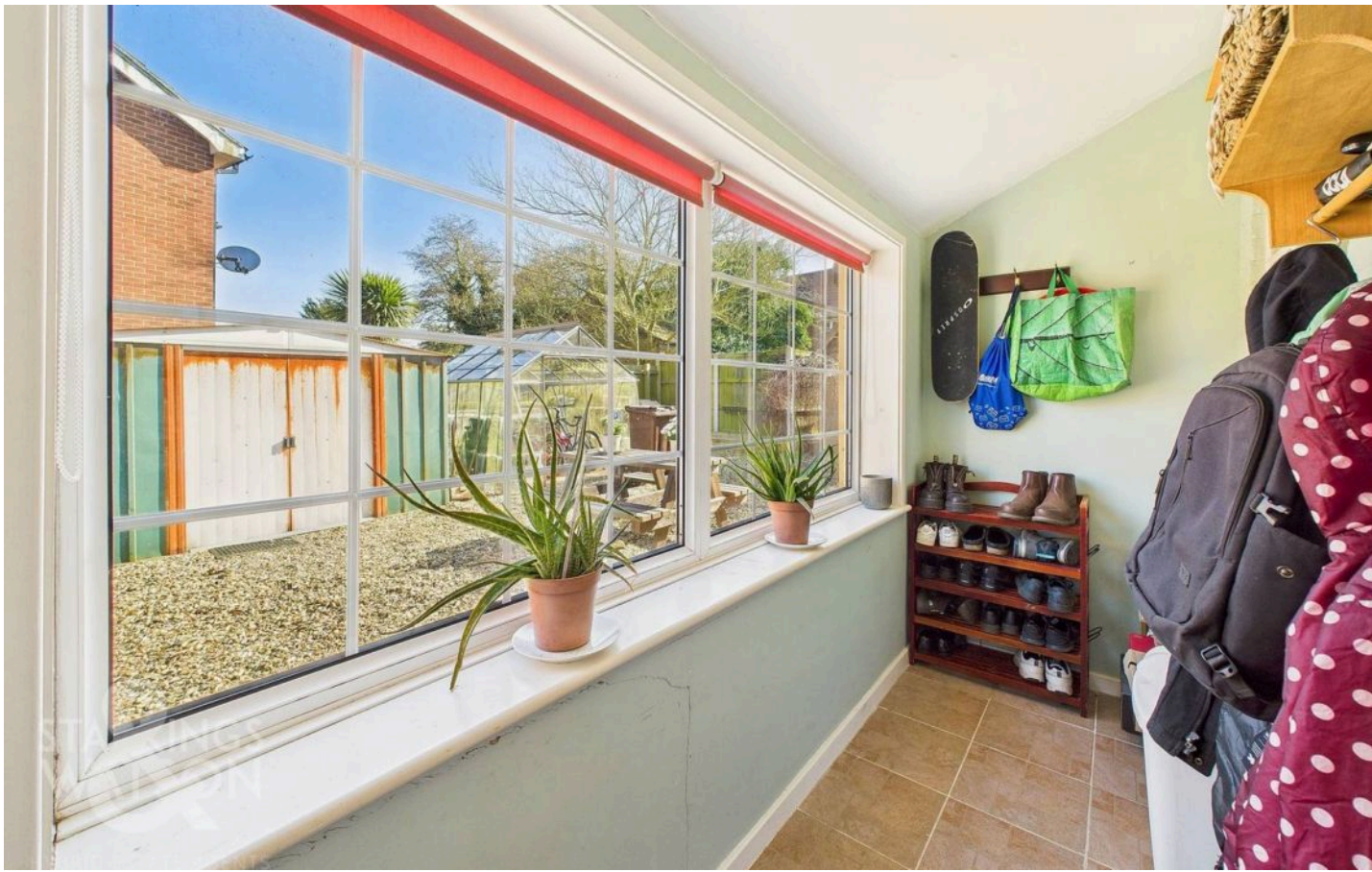
Heading upstairs through the stairs in the dining area, a carpeted landing includes a large walk-in storage cupboard and could be used as a study space or walk-in dressing room. Adjacent one of the larger double bedrooms can be found, with a window facing to front and fitted carpet underfoot, with the adjacent bedroom also able to comfortably house a double bed if required. Doors interlink into the adjacent bedroom, whilst a bathroom between the first bedrooms offers a white three piece suite with tiled walls and a heated towel rail. The other two bedrooms are accessed via a secondary set of stairs, both able to house a double bed, and an en suite shower room with a white three piece suite including storage under the hand wash basin, corner shower cubicle, electric shower and further heated towel rail.

AGENTS NOTES

Solar panels enjoy a Feed in Tariff whilst providing electricity for use. The air source heat pump was installed on the Renewable Heat Incentive Scheme with quarterly RHI rebates to the owner.







THE GREAT OUTDOORS

Wrap around gardens enjoy a bright and sunny aspect, incorporating a lawned expanse and large shingled area to the side. Storage is provided within a metal shed and Dutch barn style timber shed, with a green house adjacent. Various planting can be found, with huge potential to incorporate raised beds or pots.

FIND US

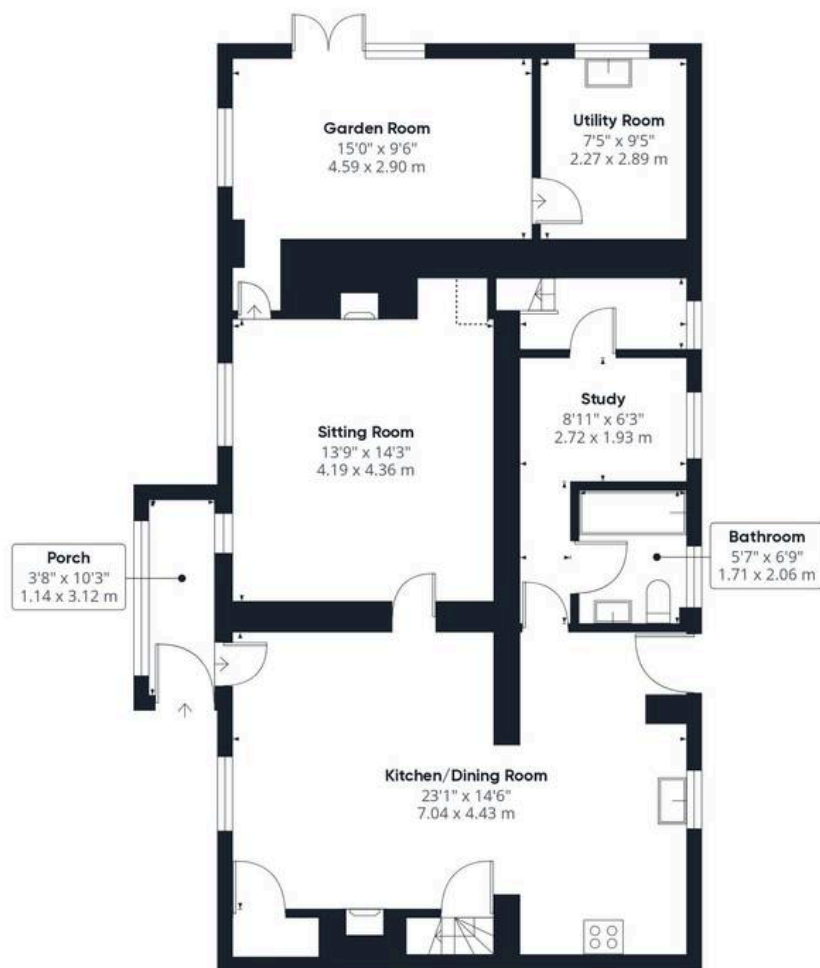
Postcode : NR13 3LX

What3Words : ///rift.digitally.cheaply

VIRTUAL TOUR

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





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1704.58 ft²
158.36 m²

Reduced headroom

64.06 ft²
5.95 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

GIRAFFE360



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