



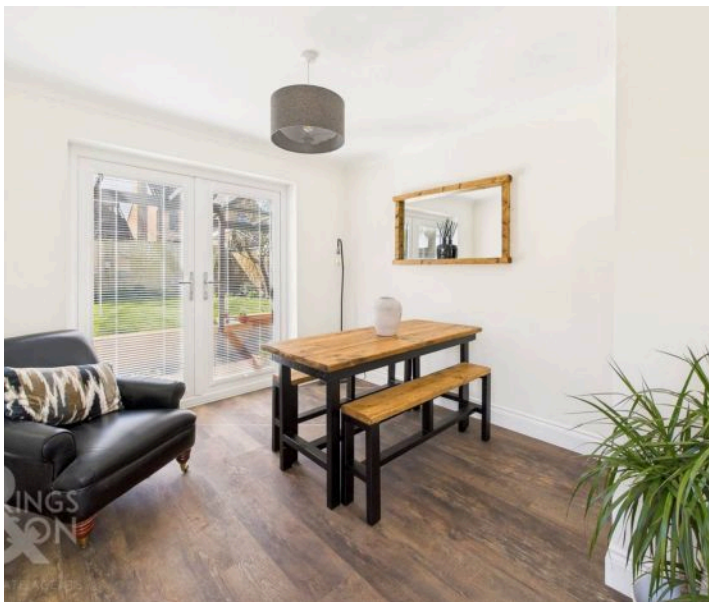
Granary Close, Freethorpe - NR13 3NB



Granary Close

Freethorpe, Norwich

Tucked away in a PEACEFUL CUL-DE-SAC, this detached home offers a PERFECT BLEND of COMFORT and STYLE. Boasting approximately 1021 sq. ft (stms) of BEAUTIFULLY RENOVATED ACCOMMODATION, the property exudes a MODERN CHARM that is sure to impress. The spacious sitting room features a MULTI-FUEL BURNER and benefits from a full-height window that floods the room with natural light. The newly fitted KITCHEN is a chef's delight with its LOW PROFILE WORK SURFACES and INTEGRATED COOKING APPLIANCES. Three freshly decorated bedrooms offer a serene retreat, perfect for rest and relaxation, sitting alongside the NEWLY FITTED SHOWER ROOM with a RAINFALL SHOWER and AQUABOARD SPLASH BACKS. The wrap-around lawned GARDENS provide a serene oasis, with a patio area enclosed by timber sleeper retaining walls. The SOUTH FACING aspect ensures ample sunshine throughout the day, while mature plantings and trees add a touch of natural beauty. The property is finished with a replacement LPG central heating boiler, new EXTERNAL and INTERNAL WINDOWS and DOORS, along with SOLAR PANELS.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Detached Home in Cul-De-Sac Setting
- Fully Renovated & Modernised Interior
- Approx. 1021 Sq. ft (stms) of Accommodation
- Sitting Room with Multi-Fuel Burner
- Newly Fitted Kitchen with Appliances
- Three Newly Decorated Bedrooms
- Ample Parking & Integral Garage
- Wrap Around Lawned 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

Tucked away at the end of this popular cul-de-sac, a shingle driveway offers double parking, with access leading to the main property, integral garage and gated rear garden.



THE GRAND TOUR

Once inside, the porch entrance offers wood effect flooring creating the ideal meet and greet space, with room for coats and shoes, and a solid wood door taking you to the main entrance hall. Stairs rise to the first landing with bespoke storage built-in below and wood effect flooring flowing seamlessly into the adjacent kitchen and sitting room. The sitting room is centred on a feature cast iron multi-fuel burner whilst being flooded with natural light via the front facing window and side facing picture window which enjoys garden views. Wood effect flooring flows through the sitting room and into the adjacent dining room. There is ample space for a dining table with French doors leading to the rear patio area. The newly fitted kitchen offers low profile work surfaces with an extensive range of built-in storage cupboards including integrated cooking appliances with an inset electric ceramic hob, glass splashback and extractor fan, along with a built-in eye level electric oven and microwave combination above. Further appliances include an integrated fridge, freezer and space for a washing machine. Tiled splash-backs run around the work surface with wood effect flooring underfoot and a window and door to take you to the rear garden.

Heading upstairs, the carpeted landing includes a built-in airing cupboard, loft access hatch above and window to side, with doors leading to the three bedrooms. The smallest of the bedrooms includes a built-in wardrobe with the two larger double bedrooms including attractive wood panelling on the feature walls, and windows facing to the front and rear. Completing the property is the re-fitted shower room, with a white three piece suite including a large walk-in double shower cubicle including a thermostatically controlled twin head rainfall shower, bordered with aqua board splashbacks, storage under the hand wash basin and a heated towel rail

FIND US

Postcode : NR13 3NB

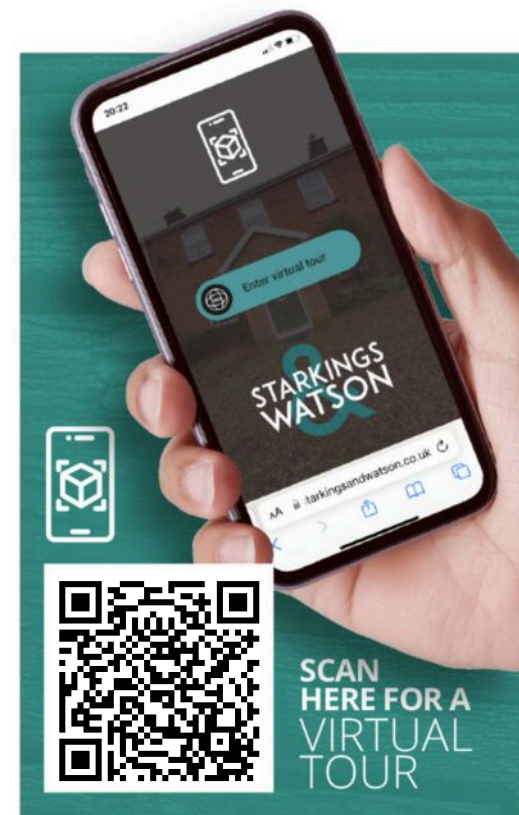
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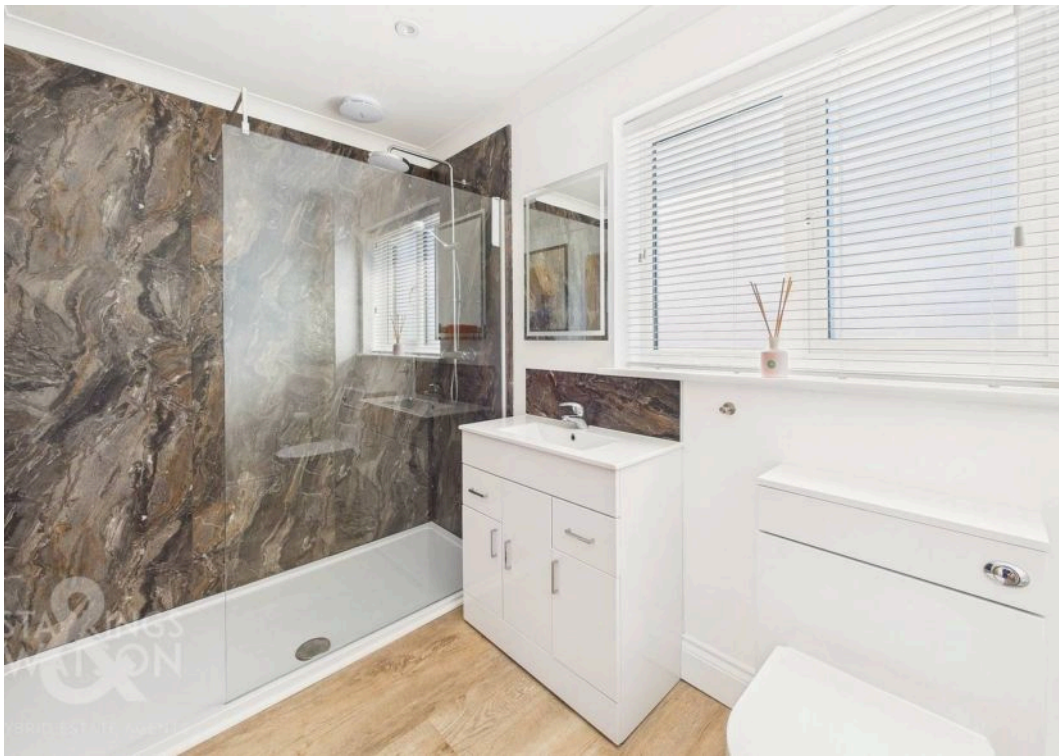
VIRTUAL TOUR

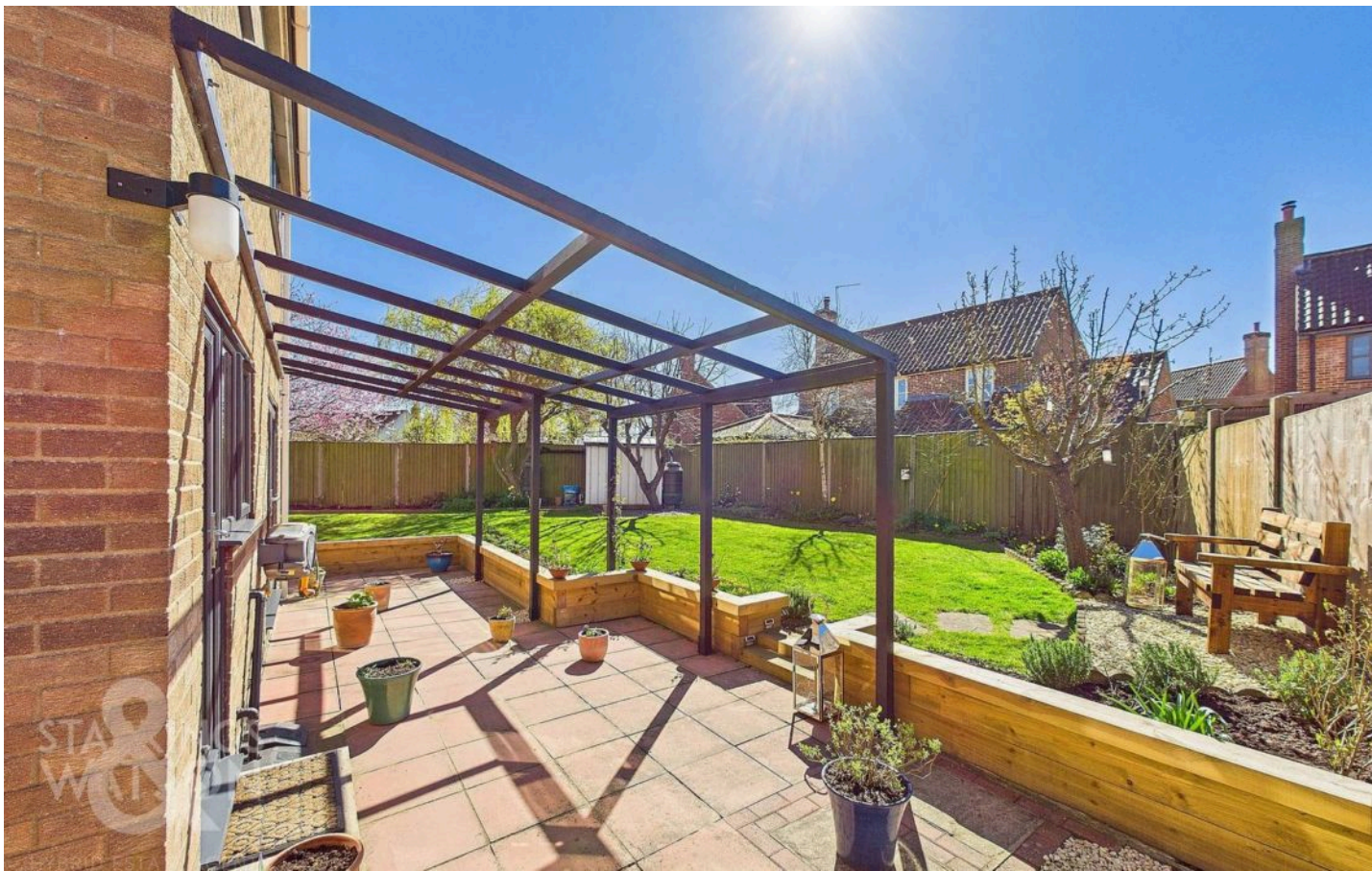
View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The solar panels are installed on a lease basis, with electricity provided for use, but no feed in tariff. There is around 11 years remaining on the lease.

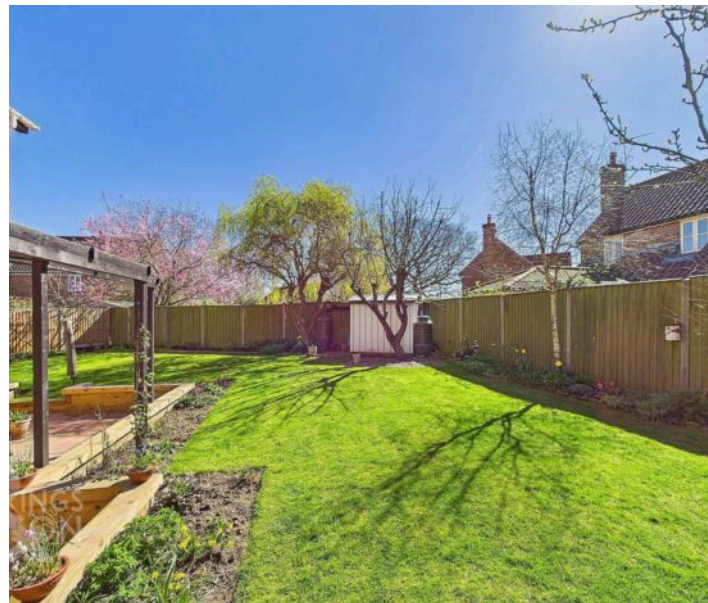






THE GREAT OUTDOORS

The lawned gardens wrap around the property with an area of patio enclosed within timber sleeper retaining walls. Enjoying the south sun whilst the main lawned expanse is bordered with a range of mature planting, shrubbery and trees, gated access leads to the front driveway with a door taking you to the adjoining garage. The garden enjoys an outside water supply, and a useful shed for storage in the far corner. The garage offers an up and over door to front, storage above, power and lighting.





Ground Floor



Floor 1

Approximate total area⁽¹⁾
1021.72 ft²
94.92 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.

GIRAFFE360



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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.