



The Common, Freethorpe - NR13 3LT



The Common

Freethorpe, Norwich

This EXTENDED semi-detached house is the ultimate hidden gem you've been searching for! Boasting an impressive 1020 sq. ft (stms) of accommodation that will surely impress, PANORAMIC FIELD VIEWS can be enjoyed, with the OUTSIDE SPACE being a GARDENER'S PARADISE. Step inside to discover a generous 22' SITTING/DINING ROOM complete with a cosy multi-fuel burner, perfect for those chilly winter evenings. A CONSERVATORY leads off, with full height windows allowing an INVITING, LIGHT and BRIGHT INTERIOR. Sitting adjacent is the fully fitted kitchen, whilst a flexible studio and study space presents a VARIETY OF USES or fantastic annexe potential, catering to all your living needs. With panoramic FIELD VIEWS to the rear, each morning will feel like a retreat as you bask in the tranquillity of your surroundings. Upstairs, THREE INVITING BEDROOMS await, with a tiled SHOWER ROOM, along with a useful boarded loft storage space ideal for all your organisational needs. And let's not forget the south-facing gardens that invite you to embrace the outdoors in all its glory, featuring a plethora of mature planting, trees, shrubbery, and a lawned expanse.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Extended Semi-Detached Home
- Panoramic Field Views to Rear
- Over 1020 Sq. ft (stms) of Accommodation
- 22' Sitting/Dining Room with Multi-fuel Burner
- Flexible Studio & Study Spaces with Annexe Potential
- Three Bedrooms and downstairs cloakroom
- Useful Boarded Loft Storage Space
- South Facing 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

Approached via a sweeping shingle driveway offering ample off road parking, lawned gardens can be found to the right hand side, with a hedge line running across the boundary. To your left a range of mature planting can be found, with gated access to the rear garden and access to the adjacent garage.



THE GRAND TOUR

Heading inside the hall entrance is finished with wood effect flooring underfoot, with space for coats and shoes and stairs rising to the first floor landing, with a useful built-in storage cupboard below. Doors lead off to the kitchen and main living space which comprises an open plan sitting/dining room with a feature cast iron multi-fuel burner set within a brick built surround. The front facing uPVC double glazed window floods the room with natural light, with wood effect flooring running underfoot with ample space for soft furnishings and a dining table. Siding patio doors lead into the adjacent conservatory which extends the living space, with full height windows and doors enjoying garden views across the adjacent fields. The kitchen offers an array of built-in storage with integrated cooking appliances, including an inset electric ceramic hob and built-in electric oven with space for a fridge freezer and washing machine, whilst the dishwasher is integrated. Tiled splash-backs run around the work surface with tiled flooring underfoot, with a door taking you to the adjacent rear conservatory and studio space. This versatile room enjoys garden views, with a door taking to the rear garden, whilst currently used as a studio given its light and bright outlook, but could also double up as a porch entrance or utility space if required. A door leads off to the garage conversion which also offers a versatile space with the potential for further remodelling and is currently used as a studio and workshop space, with a cloakroom leading off complete with a two piece suite and tiled splash-backs.

Heading upstairs, the carpeted landing includes a loft access hatch, with the large bordered loft area ideal for storage or potential conversion - subject to planning. Doors lead off to the three bedrooms - all of which are finished with fitted carpet, with the main bedroom including stunning views across the garden and fields beyond, and a full width range of built in wardrobes. Completing the property is the first floor shower room which has been re-fitted to include a large walk-in double shower cubicle with aqua board splash-backs and an electric shower.

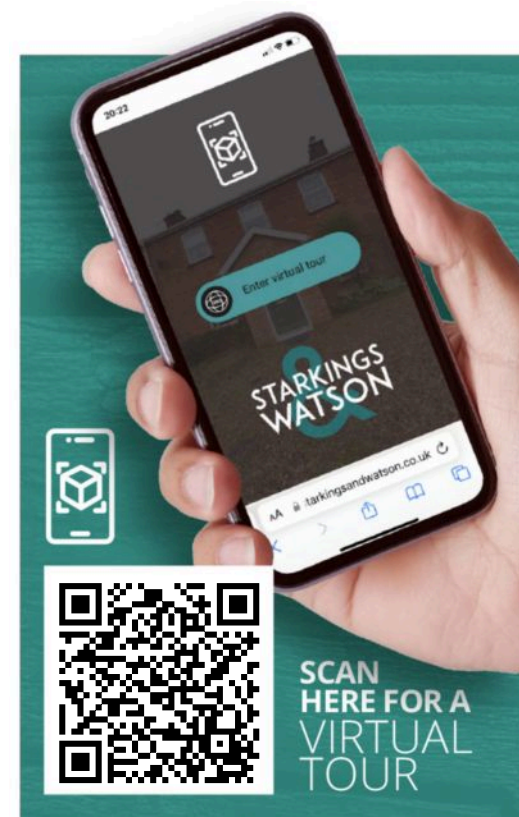
FIND US

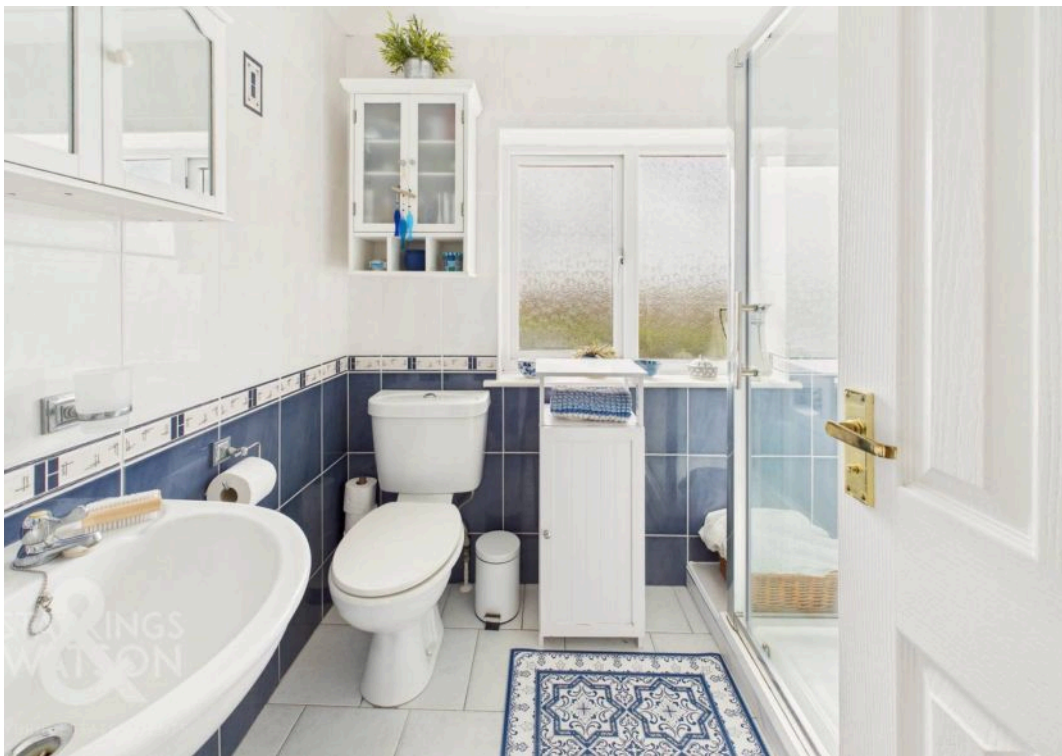
Postcode : NR13 3LT

What3Words : ///concerned.refilled.freedom

VIRTUAL TOUR

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



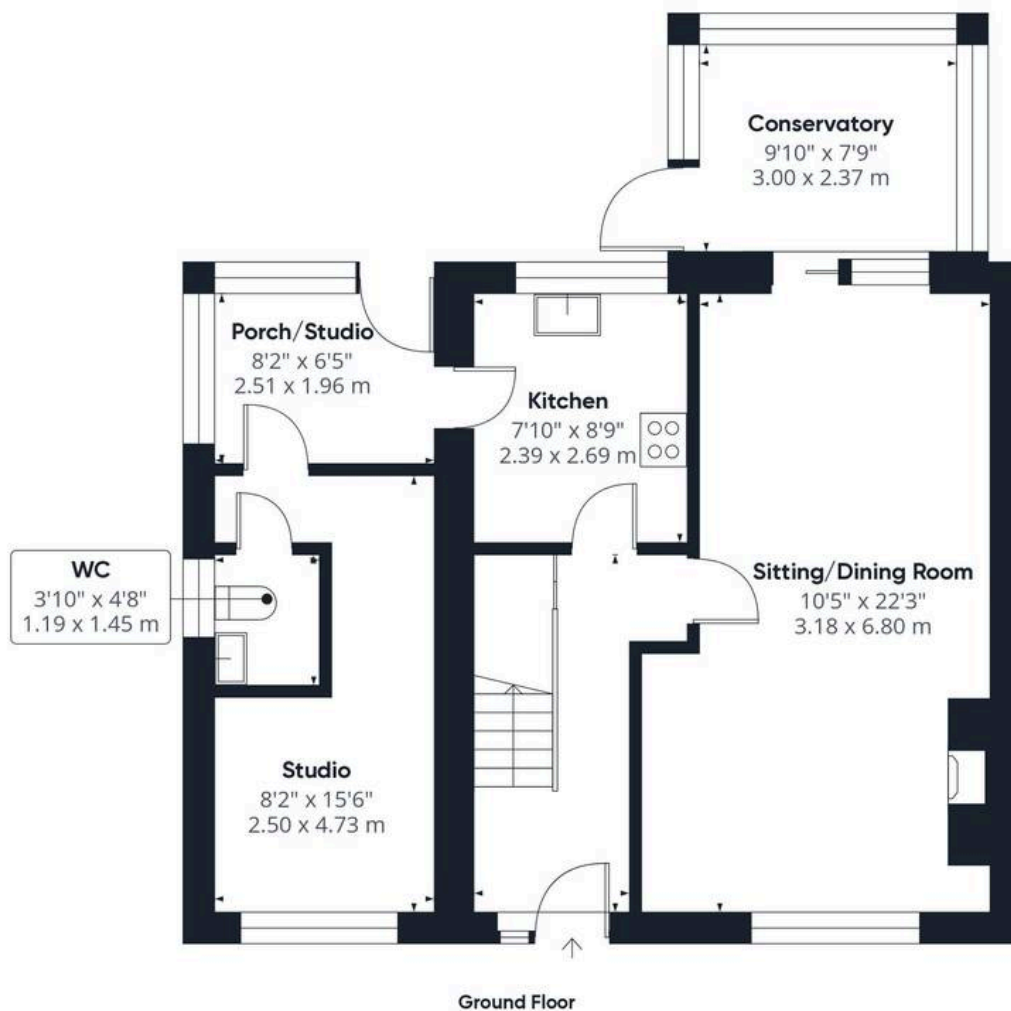




THE GREAT OUTDOORS

Enjoying panoramic field views beyond, this gardener's paradise includes a vast array of mature planting, trees, shrubbery, low maintenance drought tolerant gravel garden and lawned expanse. Created with various greenhouses and timber sheds offering storage, a patio extends from the conservatory to enjoy the south facing sun. With gated access to the front, space for the oil tank sits adjacent to the garage. Huge potential exists for vegetable plots or more lawn, the garden still offers potential for a keen gardener to personalise the space. The garage sits to the side of the property and is of metal construction with double doors to front two.





Approximate total area⁽¹⁾
1028.82 ft²
95.58 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 are based on RICS IPMS 3C standard.

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 and 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.