



Old Chapel Road, Freethorpe - NR13 3LU



Old Chapel Road

Freethorpe, Norwich

This charming SEMI-DETACHED COTTAGE has been FULLY UPDATED and MODERNISED including NEW AIR SOURCE HEATING, WINDOWS and DOORS, along with INSULATION. The ATTRACTIVE DECOR hides within, behind the RENOVATED EXTERIOR which includes NEW LIME MORTAR. Modern comforts blend seamlessly with period character, where the accommodation includes a useful PORCH and HALL ENTRANCE, complete with attractive TILED FLOORING, leading into a DUAL ASPECT KITCHEN and dual-aspect sitting room boasting a FEATURE FIREPLACE - ideal for cosying up on winter nights. The property offers TWO DOUBLE BEDROOMS, and a first-floor SHOWER ROOM - all accessed from the galleried stairs. Outside, mature and well-stocked GARDENS envelop the cottage, providing a SERENE RETREAT with various seating areas and a lawned expanse, whilst being able to enjoy a chat with passers by. A DRIVEWAY offers convenient off-road parking.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Extended & Modernised Semi-Detached Cottage
- New Air Source Heating, Double Glazing & Insulation
- Porch & Hall Entrance with Attractive Tiled Flooring
- Dual Aspect Sitting Room with Feature Fireplace
- Two Double Bedrooms
- First Floor Shower Room
- Mature & Well Stocked Gardens
- Driveway Off Road Parking

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

Set back from the road behind mature planted borders, a timber gate and front brick wall leads to a courtyard frontage and main side gardens. The driveway sits adjacent with hard standing parking provided for a vehicle, with further gated access to the garden.



THE GRAND TOUR

Stepping inside, the porch entrance offers the ideal meet and greet space with tiled flooring underfoot for ease of maintenance and a door taking to the main hall entrance. The galleried style staircase in front of you creates a welcoming feature, with this spacious room offering tiled flooring underfoot and useful storage space below the stairs. A timber latch and brace door takes you to the adjacent kitchen, with an L-shaped arrangement of re-fitted wall and base level units including space for an electric cooker and general white goods including a washing machine and fridge freezer. Dual aspect windows face to front and side offering excellent natural light, with a doorway taking you to the main sitting/dining room with a feature fireplace to one side creating a focal point to the room. Ample space is provided for soft furnishings and a dining table, with dual aspect windows to front and rear.

Heading upstairs the landing offers wood effect flooring underfoot, along with a built-in storage cupboard and airing cupboard, along with a loft access hatch above. Doors lead off to the two bedrooms - both enjoying a light and bright feel with wood effect flooring underfoot, whilst the larger includes a built-in wardrobe to one corner. The shower room completes the property with a white three piece suite installed and wood effect herringbone style flooring underfoot, with huge potential to remodel the space to incorporate a larger double shower cubicle or bath if required.

FIND US

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What3Words : ///mutual.drones.corrupted

VIRTUAL TOUR

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







THE GREAT OUTDOORS

To the outside, the gardens sit to the side and rear of the property, with various seating areas and lawned expanse - along with a wealth of mature planting and shrubbery. A timber shed sits to one corner, with a timber pergola and grapevine providing a secret pathway to the parking area.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

684 ft²

63.4 m²

Reduced headroom

19 ft²

1.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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