



The Common, Freethorpe - NR13 3LT





## The Common

Freethorpe, Norwich

This SUBSTANTIAL DETACHED HOME was extended in 2021, offering an EXCEPTIONAL blend of SPACE, STYLE, and versatility, with a SELF CONTAINED TWO STOREY ANNEXE, perfect for multi-generational living or guest accommodation. Extending to approximately 2568 sq. ft (stms), the main residence presents HIGH SPECIFICATION open plan living, designed for both entertaining and every-day comfort. The heart of the home is a stunning 21' SITTING ROOM with dual aspect views and HERRINGBONE STYLE flooring underfoot. The 22' KITCHEN/DINING ROOM flows seamlessly with composite worksurfaces forming a BREAKFAST BAR and including a FULL SUITE of APPLIANCES. Beautifully appointed with contemporary finishes, the kitchen includes direct access to a separate UTILITY ROOM and W.C for added convenience. The MAIN BEDROOM of the FOUR ON OFFER sits to the ground floor with a PRIVATE EN SUITE - including a large RAINFALL SHOWER. The remaining bedrooms sit on the first floor, with a luxurious FAMILY BATHROOM. The ANNEXE is fully open plan and arranged over two floors, offering a 21' SITTING ROOM, and 18' KITCHEN/DINING SPACE for a CENTRAL ISLAND. The first floor offers a ONE BEDROOM LAYOUT with an emphasis on luxury touches and independence. Both the main house and annexe are finished to a premium standard, ensuring a sense of quality and sophistication in every detail.





The thoughtfully LANDSCAPED REAR GARDENS have been divided to provide private and separate lawned spaces for both the main home and the annexe. Each garden features its own patio seating area, ideal for relaxing or entertaining, surrounded by mature plants and established shrubbery that create a tranquil atmosphere. Within the main property's garden, a DETACHED OUTBUILDING of approximately 304 sq. ft (stms) provides a versatile family or entertaining room, complete with French doors, adjacent room as a home office or potential bedroom, with the opportunity to create an W.C.

- Substantial Detached Home with Self Contained Two Storey Annexe
  - Approx. 2568 Sq. ft (stms)
  - 304 Sq. ft (smts) Garden/Entertainment Building
  - High Specification Open Plan Living
  - 22' Kitchen/Dining Room & Separate Utility Room
  - Four Spacious Bedrooms in the Main Property
  - Fully Open Plan One Bedroom Annexe with Luxury Touches
  - Private & Separate Lawned Gardens
- Council Tax band: D  
Tenure: Freehold  
EPC Energy Efficiency Rating: D

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

Set back from the road and approached via a large shingle driveway, low level timber fencing encloses the front boundary, with an area of lawn and planting to the left hand side. The main property and adjacent annexe currently offer separate living accommodation with independent accesses and gated access to both gardens. The property includes outside power and light to front, a useful bin store, and potential to dress the driveway with a top layer of shingle or tarmac.

## THE GRAND TOUR

Heading inside the main property, the hall entrance offers attractive wood panelling and herringbone style wood effect flooring underfoot, with an open aspect to the main living space giving a hint of what lies beyond. With stairs rising to the first floor landing, the sitting room opens up with dual aspect views to front and side, and a feature media unit creates a focal point to the room housing space for a television and associated controls. The herringbone style wood effect flooring continues underfoot with ample space for soft furnishings, with an opening taking you to the kitchen/dining room beyond. This extensive open plan space offers a high specification fitted kitchen with integrated cooking appliances including an inset electric ceramic hob and twin built-in eye level electric ovens with integrated appliances including a full height fridge, full height freezer and dishwasher. With the herringbone style wood effect flooring continuing underfoot, windows face to side and rear with a breakfast bar formed out of the main work surface, and French doors leading out into the garden. A stable door leads to the adjacent utility room offering further storage space and room for laundry appliances including a washing machine and tumble dryer. Opening up to a rear lobby area with a stable door out to the rear garden, a useful built-in storage cupboard sits adjacent to the ground floor WC. The main ground floor bedroom leads off the living space, with wood effect flooring underfoot and front facing window. An opening takes you to the private en-suite shower room, including storage under the hand-wash basin and a walk-in shower cubicle with a twin head thermostatically controlled rainfall shower with contrasting tiled splash-backs and recessed spotlighting.

Heading upstairs, a useful built-in storage cupboard can be found on the landing, with herringbone style wood effect flooring underfoot, and doors leading off to three individual bedrooms - all of which offer a range of built-in wardrobes or eaves storage, fitted carpet, and uPVC double glazed or velux windows. A further family bathroom can be found on the first floor offering a white three piece suite with storage under the hand-wash basin and a large panelled bath with a thermostatically controlled shower and glazed shower screen over.

The annexe accommodation offers a fully open plan living experience with wood effect flooring underfoot and a front facing window with ample space for soft furnishings. The kitchen flows seamlessly with a high gloss range of wall and base level units, and a central island including solid wood work surfaces featuring a breakfast bar. Integrated appliances include an inset electric ceramic hob with extractor fan above, and built-in eye level electric oven and microwave combination, with an inset ceramic butler sink, integrated fridge freezer, dishwasher and washing machine. Stairs rise to the first floor landing with a useful ground floor WC tucked underneath housing a two piece suite with a heated towel rail and built-in storage. The rear of the kitchen offers dining space with wood effect flooring continuing underfoot and uPVC double glazed French doors leading out to the rear garden.

Upstairs, the bedroom enjoys dual aspect views to front and side with fitted carpet underfoot, and a useful dressing area or study space including built-in wardrobes and a rear facing window. An ensuite shower room leads off, finished with a white three piece suite including storage under the hand wash basin, a large walk-in shower cubicle with a twin head thermostatically controlled rainfall shower with aqua board splash-backs and heated towel rail.

## FIND US

Postcode : NR13 3LT

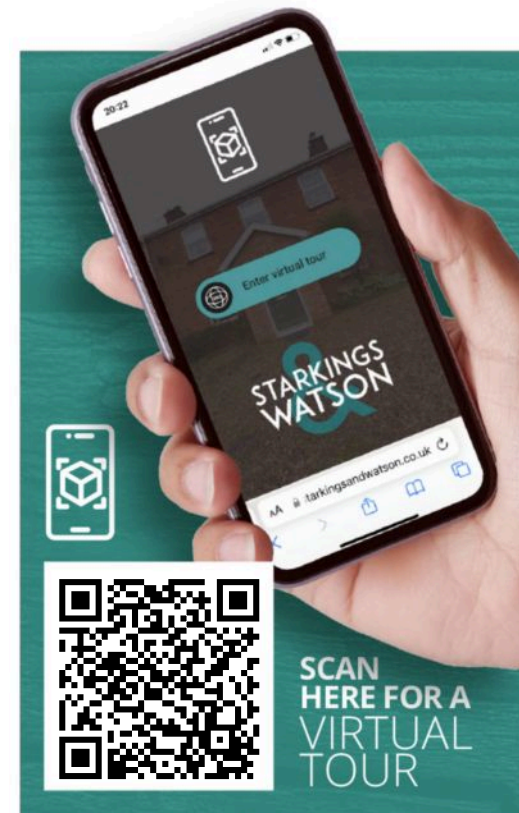
What3Words : ///formal.classics.canoe

## VIRTUAL TOUR

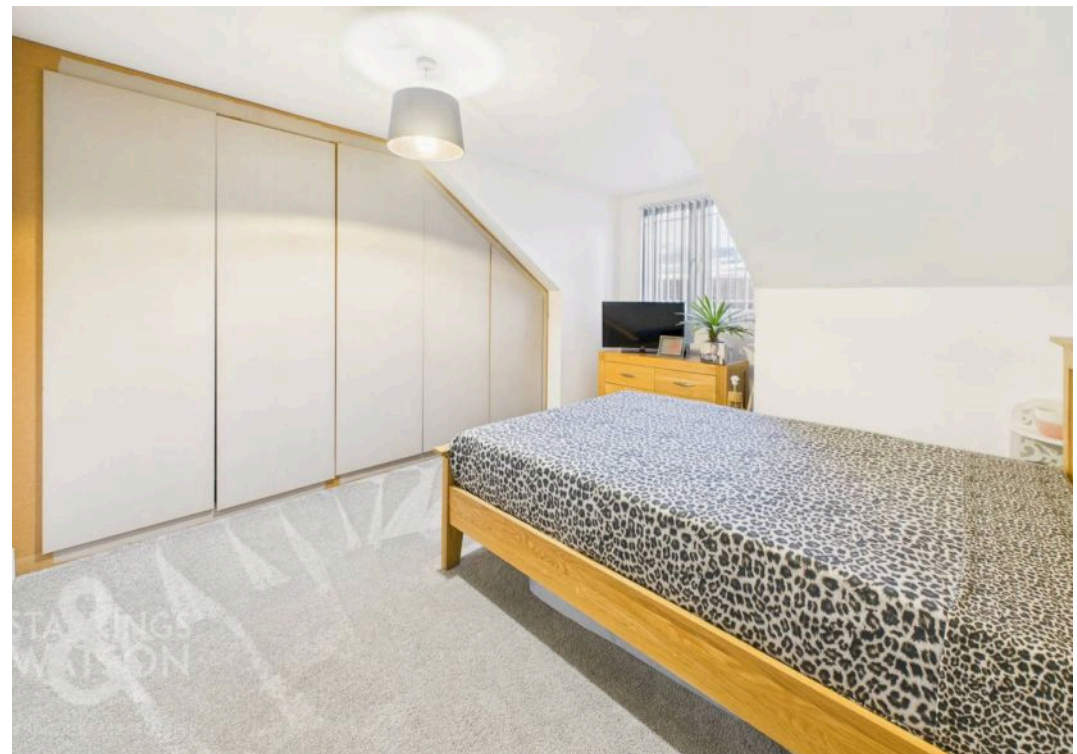
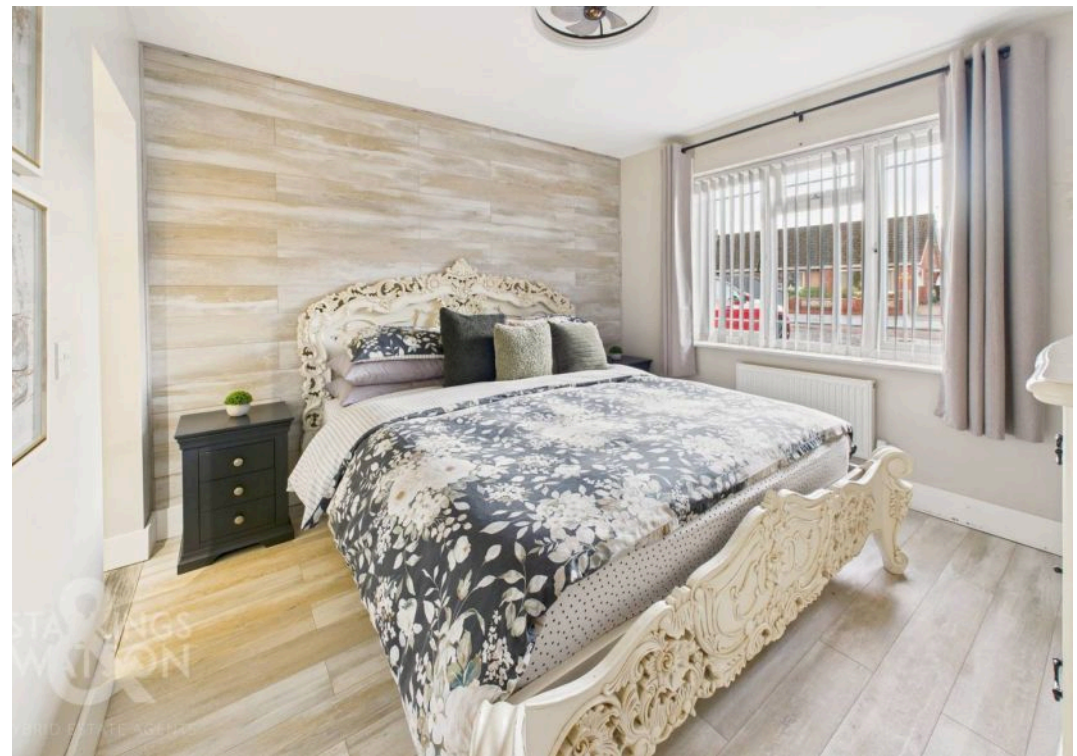
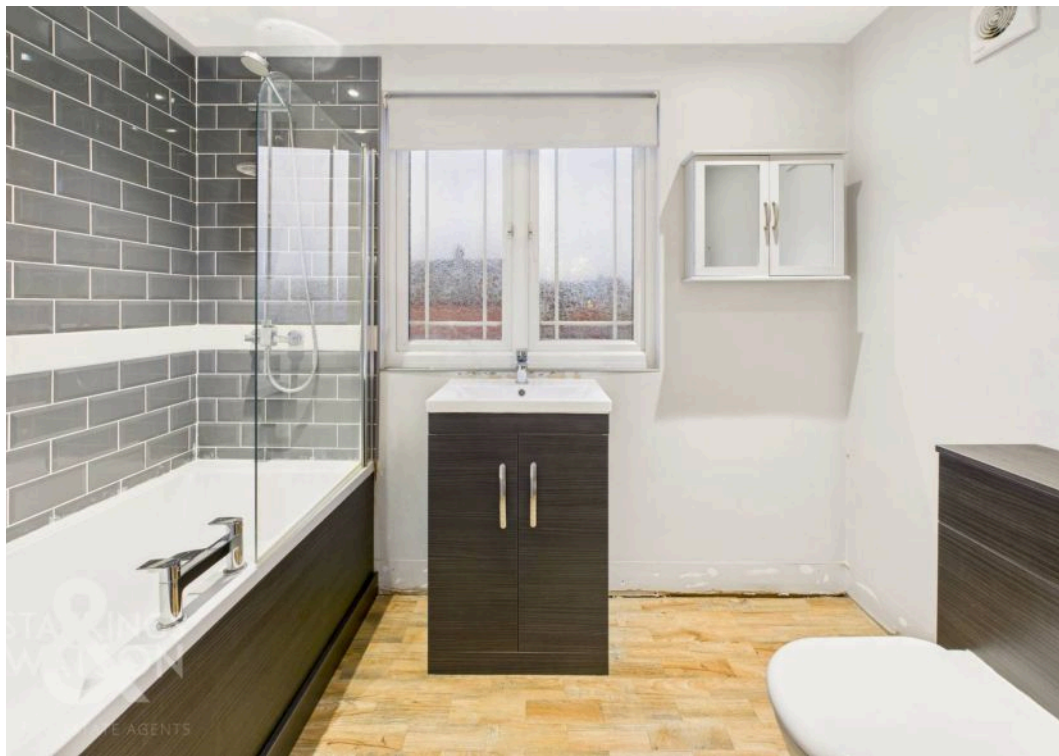
View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTES

The main property and annexe utilise shared utilities and services, with one central heating boiler. Separate council tax payments are due for both properties.







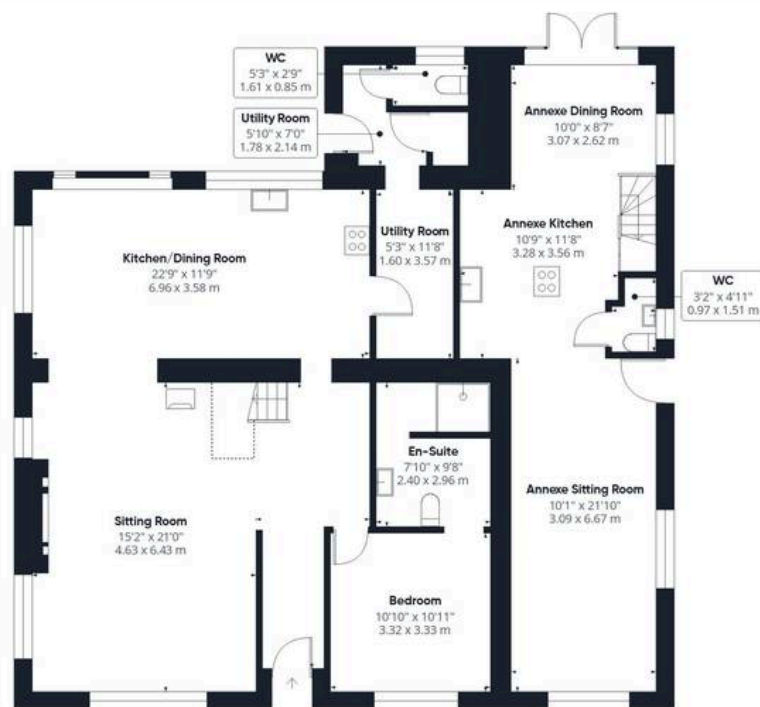




## THE GREAT OUTDOORS

The rear garden has been separated between the main property and annexe - both offering lawned areas and patio seating. A variety of mature plants and shrubbery can be found throughout the gardens, with gated access leading to the front, with twin useful built-in storage sheds forming one structure, with access doors from both gardens. In the main property garden, a detached out building can be found offering a versatile range of uses. A door takes you to a main open plan family/entertaining room with French doors leading to the front and a rear facing window, along with a built-in bar with wood effect flooring underfoot. An adjacent home office or potential bedroom offers wood effect flooring, with potential for an exterior WC to be created in the adjacent room.

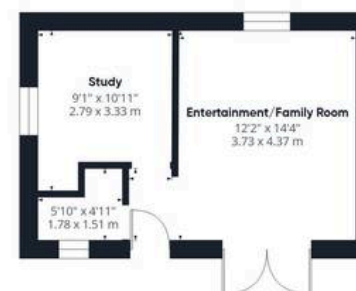




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

2872 ft<sup>2</sup>

266.9 m<sup>2</sup>

**Reduced headroom**

115 ft<sup>2</sup>

10.7 m<sup>2</sup>

(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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