

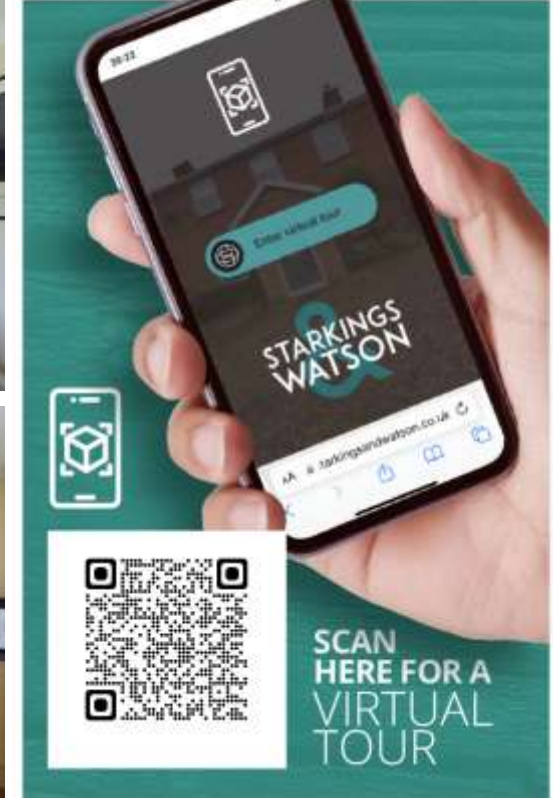
MARSH ROAD

# Halvergate, Norwich NR13 3QB

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336556

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- Modern Detached Chalet
- Private Gardens
- Garage & Driveway
- Spacious Hall Entrance with Storage
- Flexible Layout & Sitting Room with French Doors
- Kitchen & Separate Utility Room
- Up to Four Bedrooms
- En-Suite & Family Bathroom

#### IN SUMMARY

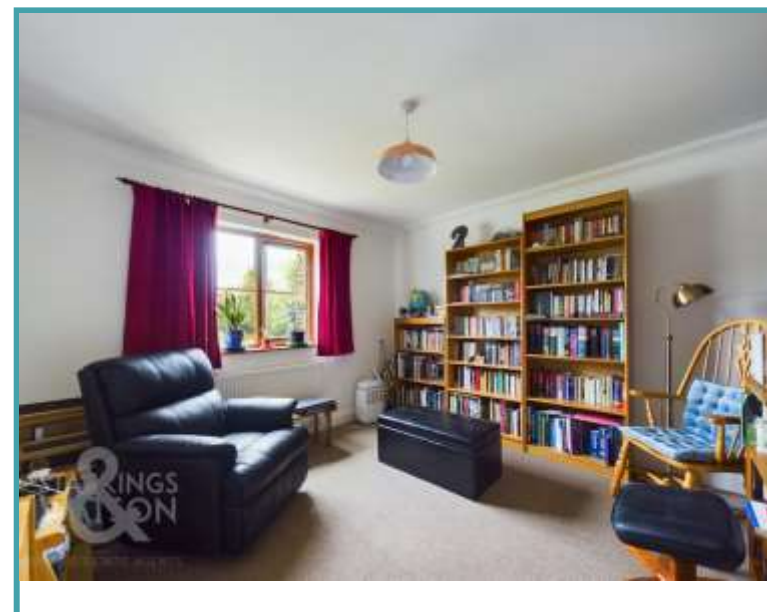
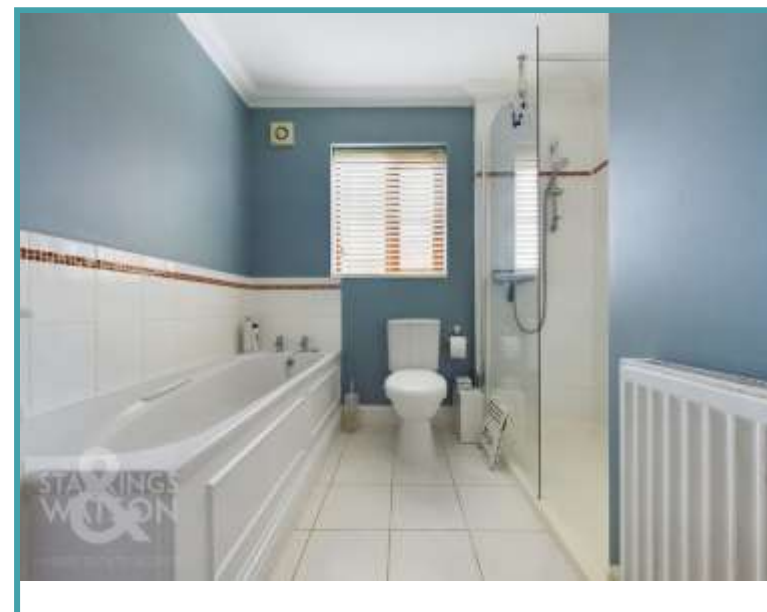
This 2011 built detached CHALET with UP TO FOUR BEDROOMS occupies a RURAL VILLAGE SETTING with PRIVATE GARDENS and over 1340 Sq. ft (stms) of accommodation including an INTEGRAL GARAGE. Ideally situated for EASY ACCESS to Norwich, Acle and Great Yarmouth, the property offers the PERFECT ESCAPE, with an ABUNDANCE of COUNTRYSIDE WALKS close by. Finished with INCOME GENERATING SOLAR PANELS, installed in March 2022, the WELL PLANNED layout starts with a SPACIOUS HALL offering access to THREE RECEPTION ROOMS - including a 16' SITTING ROOM, study and SNUG/BEDROOM. Allowing for GROUND FLOOR BEDROOMS the snug and study sit next to the FAMILY BATHROOM which also incorporates a separate shower. Lastly, the KITCHEN/BREAKFAST ROOM and utility room complete the ground floor. Upstairs, TWO DOUBLE BEDROOMS both with BUILT-IN STORAGE lead off the landing, with an EN SUITE SHOWER ROOM to the main bedroom. Outside, the GARDENS have been landscaped with a BLOCK PAVED PATIO and pergola leading onto the lawn.

#### SETTING THE SCENE

Set back from the road with a shingle driveway there is ample parking and access to the integral garage. A lawned frontage and maturing hedge lines the front boundary, with a pathway leading to the front door and rear access.

#### THE GRAND TOUR

Heading inside, wood effect flooring can be found under foot with the stairs rising up straight ahead. Storage is built-in under the stairs, along with a storage cupboard ideal for coats and shoes. The main living space is all located off the hall, starting with the study on your right, finished with fitted carpet and a double glazed window to front - this room could of course also be a bedroom. The main sitting room offers views to the garden through a set of French doors, with fitted carpet and a smooth coved ceiling. The snug/bedroom faces to front, again with a vast array of uses. The family bathroom offers a four-piece suite including a separate shower and storage under the sink, whilst being finished with tiled splash backs. The kitchen is finished with a modern range of wall and base level units with an inset electric ceramic hob and built-in electric oven. A range of built-in appliances include a fridge/freezer and dishwasher, whilst there is space for a breakfast table. The utility room leads off, with a matching range of units, and space for a washing machine. Upstairs, the landing offers a large built-in cupboard, with two double bedrooms both offering similar storage, with double glazed windows and fitted carpet. An en suite shower room leads off the main bedroom with an array of built-in storage.



To arrange an accompanied viewing please call our Brundall Office on **01603 336556**



**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.

Price:



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### THE GREAT OUTDOORS

To the rear, a landscaped and private garden can be found. Finished with a central lawn, a patio stretches across the rear with a timber pergola. Timber panelled fencing encloses the boundaries, with maturing hedging now becoming established. The block paved patio stretches across the rear, with a further patio to the left-hand side. Gated access lead to front whilst rear access leads to the integral garage which offers a door to front, power and lighting. Access is provided to the side for the oil tank located in the corner of the rear garden.

### OUT & ABOUT

The attractive village of Halvergate is located approximately 14 miles East of the Cathedral City of Norwich. Halvergate is situated just two miles from the local village of Freethorpe which provides for everyday needs with a village shop and post office as well as garage and public house. Further specialist shopping and amenities can be found in the bustling village of Acle just some four miles away. Amenities include post office facilities, access to the Norfolk Broads, and a rail service to Norwich and Great Yarmouth. Primary education is at Freethorpe with secondary education at Acle.

### FIND US

Postcode : NR13 3QB

What3Words : ///harps.collision.owned

### VIRTUAL TOUR

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

### AGENTS NOTE

The property includes income generating solar panels, installed in March 2022. The rural village of Halvergate includes a small village pub - The Red Lion, and the property sits opposite their car park.



**Approximate total area<sup>(1)</sup>**  
 1342.84 ft<sup>2</sup>  
 124.75 m<sup>2</sup>

**Reduced headroom**

0.73 ft<sup>2</sup>  
 0.07 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 (below 1.5m/4.92ft)

**GIRAFFE 360**  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.