



Yarmouth Road, Hales - NR14 6AB



Yarmouth Road

Hales, Norwich

NO CHAIN. Occupying a 0.60 ACRE PLOT (stms) in the centre of HALES just off the A146, this DETACHED FAMILY HOME is now ready for modernisation, whilst having CLEAR EXTENSION POTENTIAL - subject to planning. With an ELEVATED POSITION, the gated entrance leads to a sweeping driveway and GARAGE, whilst the GARDENS are found to the rear - with the plot extending some 390 ft (stms) front to back. 1300 Sq-ft (stms) of internal accommodation includes a HALL ENTRANCE, 12' dining room and 14' SITTING ROOM. The KITCHEN includes a UTILITY/workshop and PANTRY. Upstairs, THREE BEDROOMS, the W.C and family bathroom lead off the landing. The REAR GARDENS offers a variety of planting, with potential to section the garden or landscape the space to suit your requirements.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

- No Chain!
- Detached Family Home with Potential
- Approx. 0.6 Acre Plot (stms)
- Gated Driveway & Garage
- Open Plan Sitting/Dining Room
- Kitchen with Pantry & Utility Space
- Close to A146 for Norwich & Lowestoft

Hales is a small village situated off the A146, offering a garage/shop, restaurant/takeaway, village hall and village cricket and bowls club. Loddon is approximately two miles away and offers a regular bus service to the Cathedral City of Norwich and Lowestoft (the bus stop is a 5min walk away from the property), whilst also boasting an extensive range of amenities which include a supermarket, doctors, dentist, and opticians.

SETTING THE SCENE

The property occupies an elevated position accessed via a gated entrance leading to the shingle driveway, with adjacent lawn frontage and mature hedge boundaries. Ample parking and turning space can be found to front, leading to the integral garage and main entrance doors.



THE GRAND TOUR

As you step inside, a welcoming hall entrance greets you with stairs rising to the first floor and a window to one side. Useful storage can be found under the stairs with doors leading to the principal reception rooms and kitchen. The main reception space comprises two separate rooms which are currently open plan with an archway between the two, including the formal sitting room with garden views to side and rear, and dining room with a window to side. Fitted carpet runs through the entire space with a feature fireplace to the sitting area. The kitchen offers a range of base level units with an inset sink unit and electric ceramic hob along with the built-in eye level electric oven. A walk-in pantry offers shelved storage and further potential, whilst the door leads off to an inner lobby where a further front door can be found. Also off the inner lobby is a utility/workshop space with garden access, space for further appliances and the floor standing oil fired central heating boiler. As you head upstairs, the carpeted landing offers a window to side and loft access hatch above, with doors leading to the three bedrooms. The third bedroom offers a front facing aspect with fitted carpet underfoot, the second bedroom with a window to side and twin built-in double wardrobes, and the main bedroom offering a dual aspect including garden views. The family bathroom is a spacious room with built-in storage, half tiled walls and a two piece suite with an adjacent cloakroom offering a low level W.C.

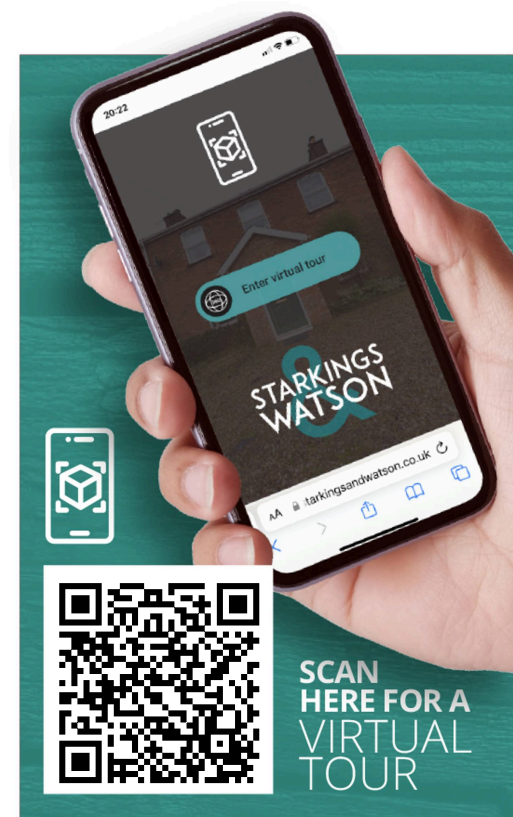
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

The extensive gardens are predominately laid to lawn with a range of mature shrubbery and hedging throughout the entire garden. The boundaries are hedged in the main, with a gated access to front and access to a useful outside gardeners W.C, and of course the garage. Double doors lead into the garage, with power and lighting and a separate brick shed.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

990.5 ft²

92.02 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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