



Blacksmith Terrace Yarmouth Road, Hales - NR14 6TH



Blacksmith Terrace Yarmouth Road

Hales, Norwich

NO CHAIN. This MODERN FAMILY HOME fronts the YARMOUTH ROAD, with ENERGY EFFICIENT AIR SOURCE HEATING installed, a MODERN FINISH throughout, and TANDEM PARKING to rear. This IMPRESSIVE HOME offers feature solid WOOD DOORS, a neutral décor, UNDERFLOOR HEATING and high quality fittings to the kitchen and bathrooms. The accommodation is centred on a HALL ENTRANCE with CLOAKROOM, with doors to the SITTING ROOM which enjoys the SOUTH SUN and a useful storage cupboard. the KITCHEN was upgraded and includes integrated COOKING APPLIANCES, under cupboard lighting and a CONTEMPORARY HIGH GLOSS FINISH. Upstairs, the landing leads to THREE BEDROOMS, with an EN SUITE shower room to the main bedroom and the family bathroom which also includes a SHOWER over the bath.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C



- No Chain!
- Modern Semi-Detached Home
- Close to A146 to Norwich, Lowestoft & Gorleston
- Sitting Room with French Doors to Garden
- Fitted Kitchen with Appliances
- Three Bedrooms
- En Suite & Family Bathroom
- Enclosed Rear Garden

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

Fronting Yarmouth Road just off the Hales A146 roundabout, the property offers a low maintenance shingled frontage with wrought iron fencing and steps to the front door. An outside water supply is installed, whilst the tandem parking is directly through the rear garden gate.



THE GRAND TOUR

With uPVC double glazing, composite entrance door and air source central heating via first floor radiators and ground floor heating, the accommodation starts with a carpeted hall entrance with recessed door mat. An alarm control panel can be found to your left, whilst stairs rise up. A door leads to the cloakroom with tiled splash-backs, and to the carpeted sitting room with built-in storage, window and French doors to the rear garden. The high gloss kitchen offers wall and ceiling units with under cupboard lighting, a striking work surface and wood effect flooring. Finished with a part glazed door, the light flows into the entrance hall.

Upstairs, the three bedrooms are all carpeted, with two facing to the rear and one to front. The en suite to the main bedroom offers a fully tiled shower cubicle, chrome towel rail and tiled effect flooring. The bathroom follows a similar theme and includes a shower over the bath.

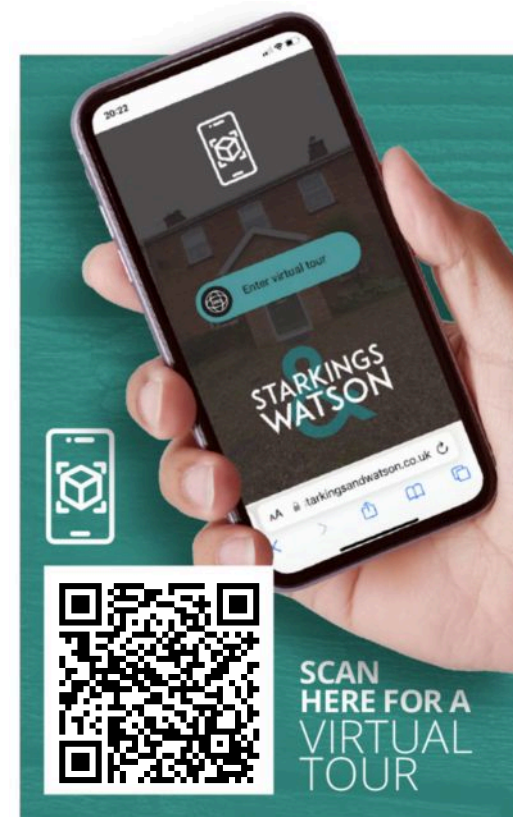
FIND US

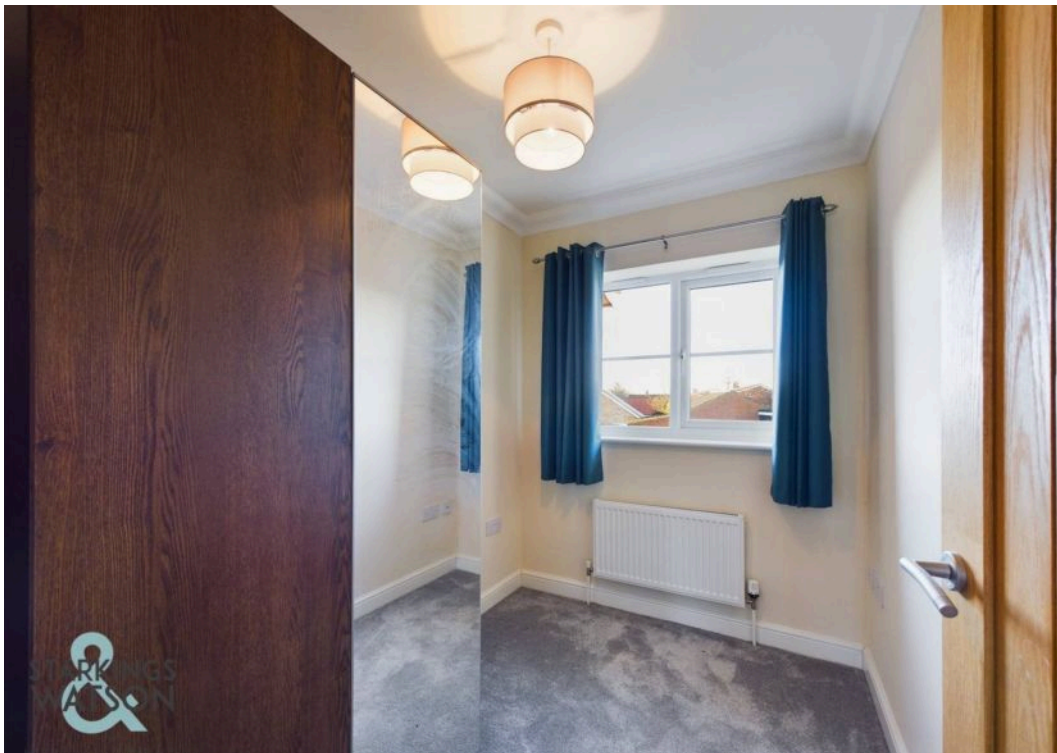
Postcode : NR14 6TH

What3Words : ///forgiving.head.mysteries

VIRTUAL TOUR

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



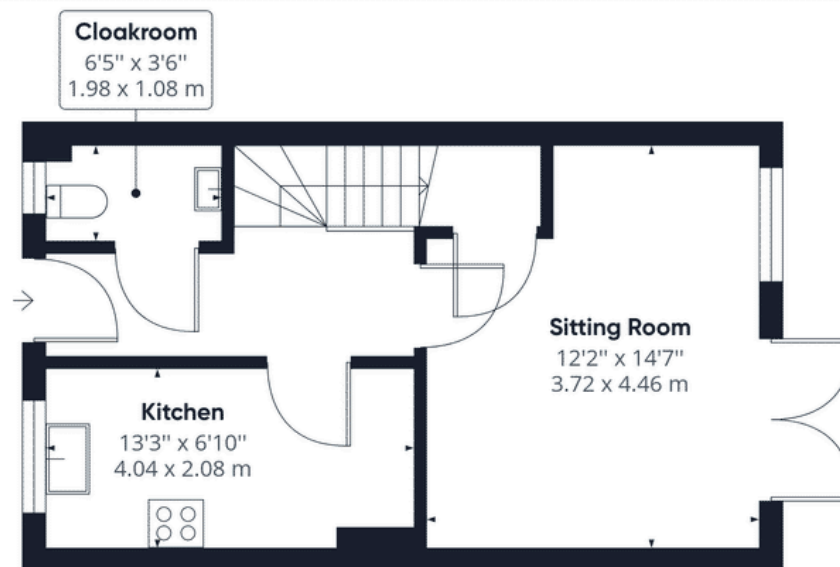




THE GREAT OUTDOORS

Benefiting from the south sun, this enclosed well proportioned garden is mainly laid to lawn whilst offering a full width patio and pathway which leads to the access gate. Storage can be found to the side, whilst the rear gate leads to the parking.



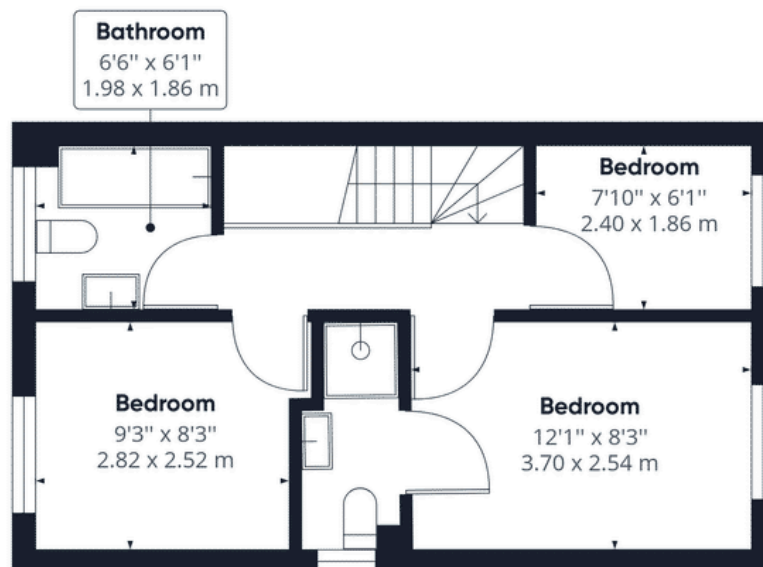


Ground Floor

Approximate total area⁽¹⁾

700.68 ft²

65.10 m²



Floor 1

(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.

GIRAFFE360



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