



The Boltons, Hales - NR14 6SS



The Boltons

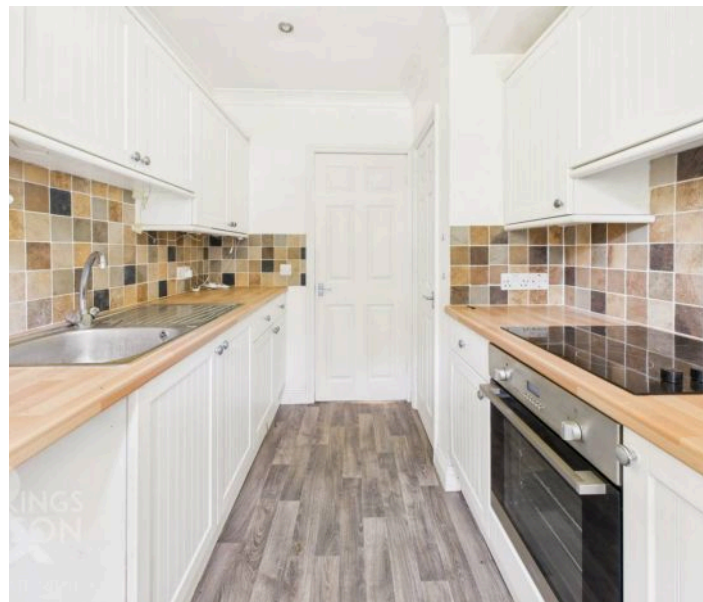
Hales, Norwich

NO CHAIN. This semi-detached BUNGALOW backs onto GREEN SPACE, presenting an exciting opportunity for those keen to make their mark on a property. Potential exists to UPDATE and PERSONALISE this charming residence to suit individual tastes. Stepping inside reveals a spacious 15' DUAL ASPECT SITTING ROOM illuminated by natural light streaming in through FRENCH DOORS, creating a warm and inviting atmosphere. The property also features a separate KITCHEN and UTILITY ROOM, along with TWO BEDROOMS offering comfort and tranquillity, and a well-appointed SHOWER ROOM with tiled splashbacks. Situated on a generous 0.13-acre plot (stms), the home enjoys a PRIVATE REAR GARDEN that backs onto expansive playing fields enhancing the sense of space and openness.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: TBC



- No Chain!
- Semi-Detached Bungalow
- Potential to Further Update & Personalise
- 15' Dual Aspect Sitting Room with French Doors
- Separate Kitchen & Utility Room
- Two Bedrooms
- Shower Room with Tiled Splashbacks
- Large 0.13 Acre Plot (stms) Backing Onto Playing Fields

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 5 min walk away from the property), whilst also boasting an extensive range of amenities which include a supermarket, doctors, dentist, and opticians.

SETTING THE SCENE

Set back from the road and occupying a cul-de-sac setting, the property is approached via a large lawned front garden with a range of mature planting, shrubbery and trees. A wrought iron gate leads to a hard standing footpath where the front door can be found, along with gated access to the rear garden.



THE GRAND TOUR

Heading inside, the entrance hall is finished with fitted carpet and a built-in airing cupboard with a loft access hatch above and doors leading to the bedroom and living accommodation. The main sitting room enjoys dual aspect views to front and rear with French doors leading out into a patio seating area. The room offers an intriguing layout, with the ideal space for a study or dining area to one corner. Leading off, a door takes you to a utility room where the floor standing oil fired central heating boiler can be found along with work surface, cupboard space, and room for laundry appliances, with a door taking you to the rear garden. The kitchen leads off the hall entrance with a galley style arrangement of wall and base level units, along with integrated cooking appliances with an inset electric ceramic hob and built-in electric oven with tiled splash-backs running around the work surface. A door takes you outside while space is provided for white goods along with a useful built-in cupboard to one corner. The two bedrooms sit to the opposite end of the bungalow, one facing to the front and the other to the rear, whilst both are finished with fitted carpet and uPVC double glazing. Completing the property is the family shower room, with a white three piece suite including a walk-in shower cubicle with tiled splash-backs and flooring, heated towel rail and rear facing window.

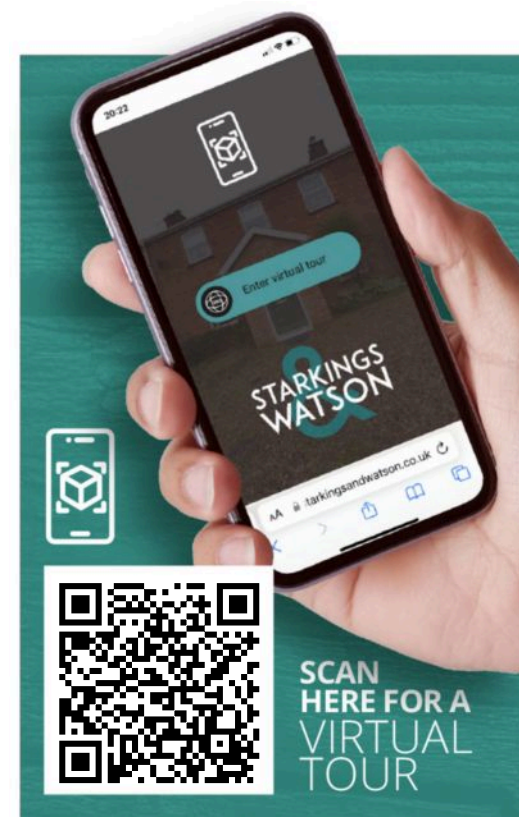
FIND US

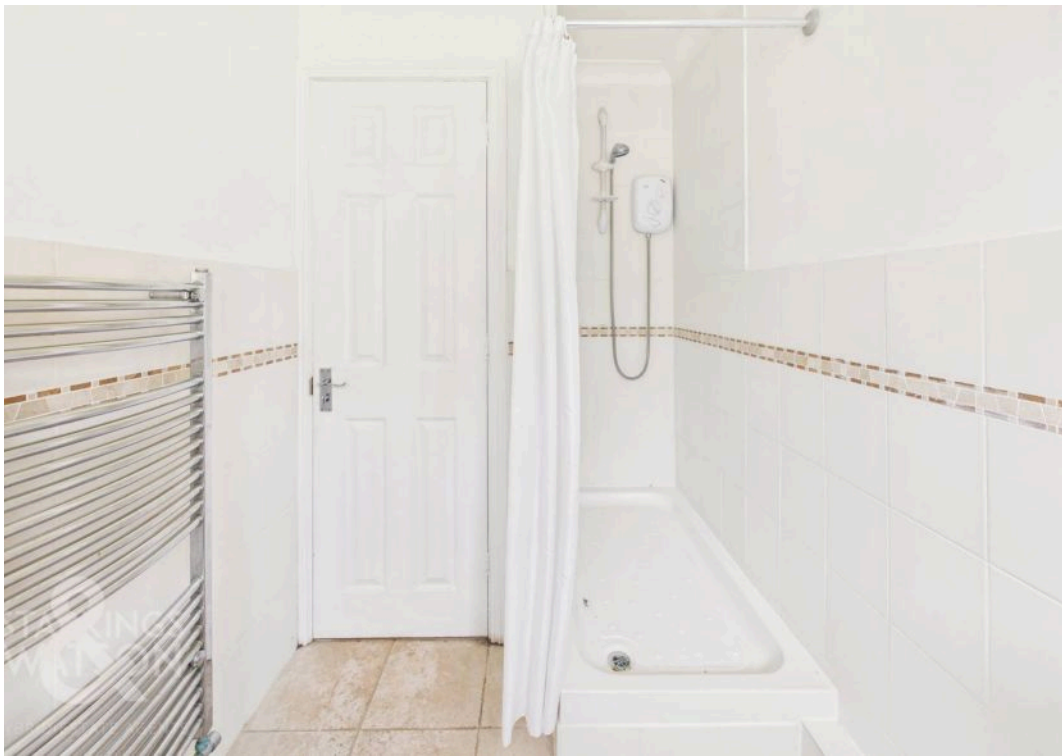
Postcode : NR14 6SS

What3Words : ///bikers.romance.astounded

VIRTUAL TOUR

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



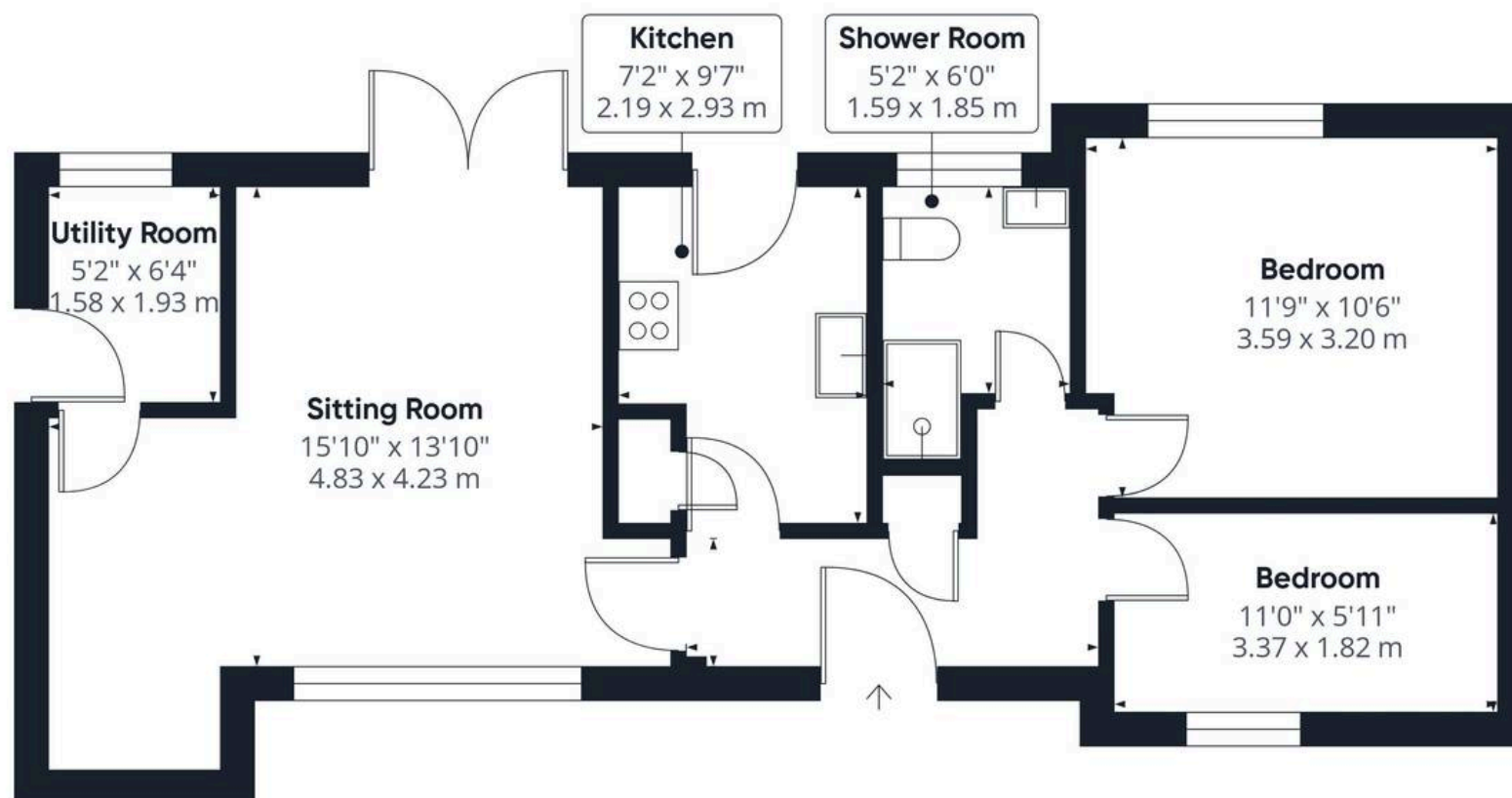




THE GREAT OUTDOORS

The rear garden offers a non-overlooked rear aspect, with huge potential to further landscape and maintain the space on offer. Enclosed with timber panel fencing and brick walling to two sides, gated access leads to the front, with a patio area leading across the rear of the bungalow. Access leads to the oil tank and useful timber built summer house. In the far corner of the garden the property backs onto an open playing field with various fruit trees towards the rear boundary along with high level hedging.





Approximate total area⁽¹⁾

595 ft²

55.2 m²

(1) Excluding balconies and terraces

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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