



Wood End Close, Hales - NR14 6SZ



Wood End Close

Hales, Norwich

NO CHAIN. Built by CRIPPS BUILDERS in 2014, this SEMI-DETACHED BUNGALOW offers a RARELY AVAILABLE LOCATION in the POPULAR village of Hales, occupying a cul-de-sac position, just off the A146. Close to EXCELLENT TRANSPORT LINKS and the larger village of LODDON and its WEALTH OF AMENITIES, the property offers OPEN PLAN LIVING with a LOW MAINTENANCE GARDEN, garage and VISITOR PARKING. The accommodation offers a HALL ENTRANCE with storage, cloakroom, TWO BEDROOMS, SHOWER ROOM, and a 16' OPEN PLAN sitting/dining room with the adjacent FITTED KITCHEN. With UNDER FLOOR HEATING provided via an AIR SOURCE HEAT PUMP the property and its gardens are low maintenance and ready for occupation!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C



- No Chain!
- Semi-Detached Bungalow
- 16' Sitting Room with French Doors to Rear
- Kitchen with Integrated Cooking Appliances
- Two Bedrooms
- Shower Room with Attractive Tiling
- Low Maintenance Private Gardens
- Large Green Space with Driveway & Garage

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

Occupying a residential development of only four properties, the large communal space to front offers ample parking, with a garage and driveway. The front garden is laid lawn with a footpath taking you to the main entrance door and gated rear garden.



THE GRAND TOUR

Heading inside, the hall entrance is finished with wood effect flooring underfoot, with a useful built-in storage cupboard to one side and loft access hatch above. Doors lead off to the two front facing bedrooms with a larger bedroom including a large bay window with fitted carpet and underfloor heating. The adjacent second bedroom being finished in a similar style with fitted carpet and underfloor heating. The shower room offers a good sized room with a manageable three piece suite including tiled splash-backs with a thermostatically controlled shower, continued wood effect flooring and underfloor heating. The main sitting/dining room enjoys garden views to the rear with fitted carpet and underfloor heating and French doors opening up to a patio seating area. There is ample space for soft furnishings and a dining table. The adjacent kitchen offers an L-shaped arrangement of wall and base level units with integrated cooking appliances including an inset electric ceramic hob built-in electric oven with tiled splash-backs and an extractor fan along with an integrated fridge and space for washing machine.

FIND US

Postcode : NR14 6SZ

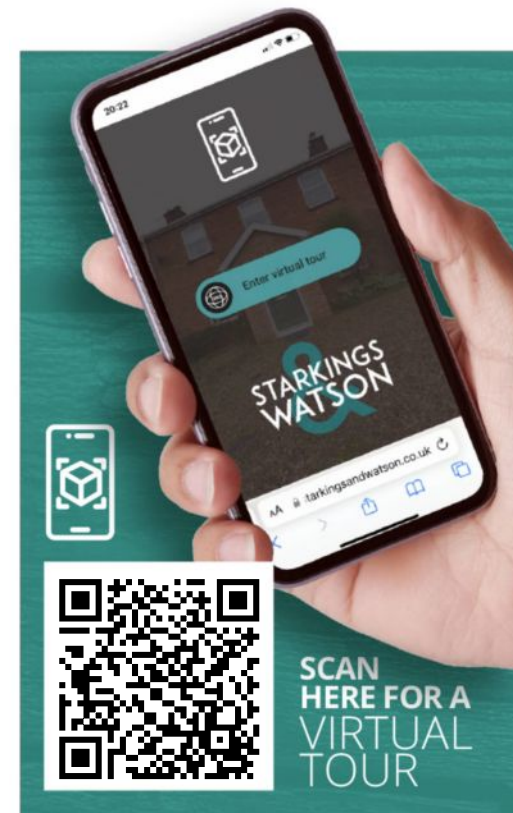
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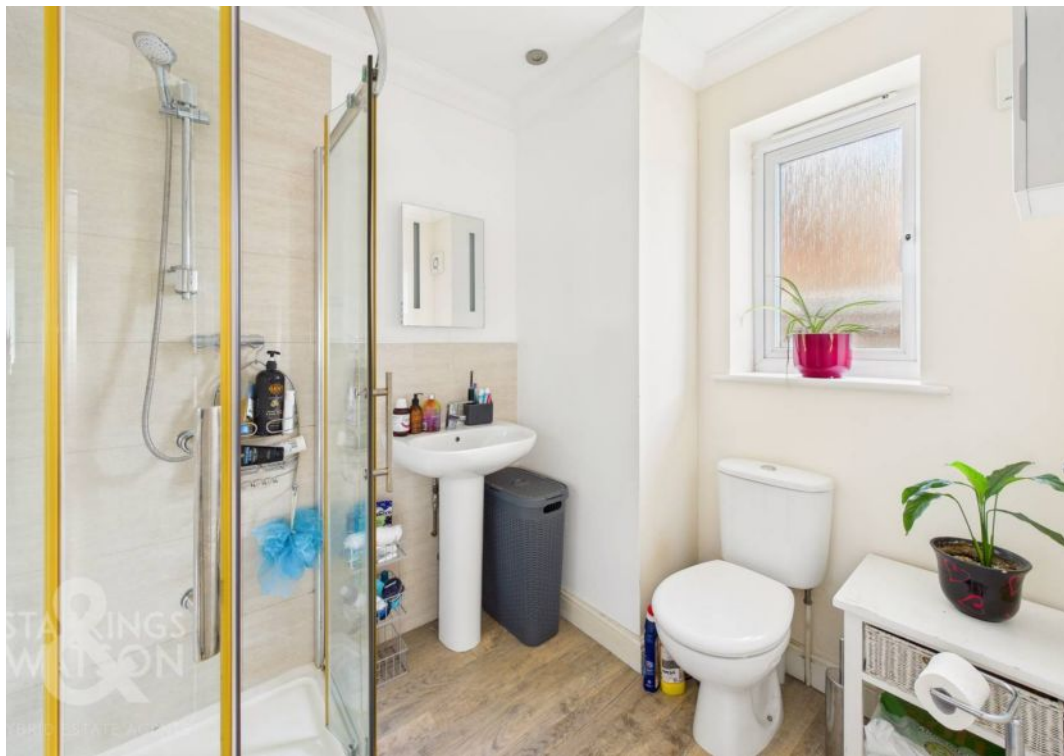
VIRTUAL TOUR

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

AGENTS NOTES

The road Wood End Close and front lawned gardens are owned jointly by the four properties within the development, with shared responsibilities for any upkeep. Further visitor and residents parking can be found adjacent to the garage block.



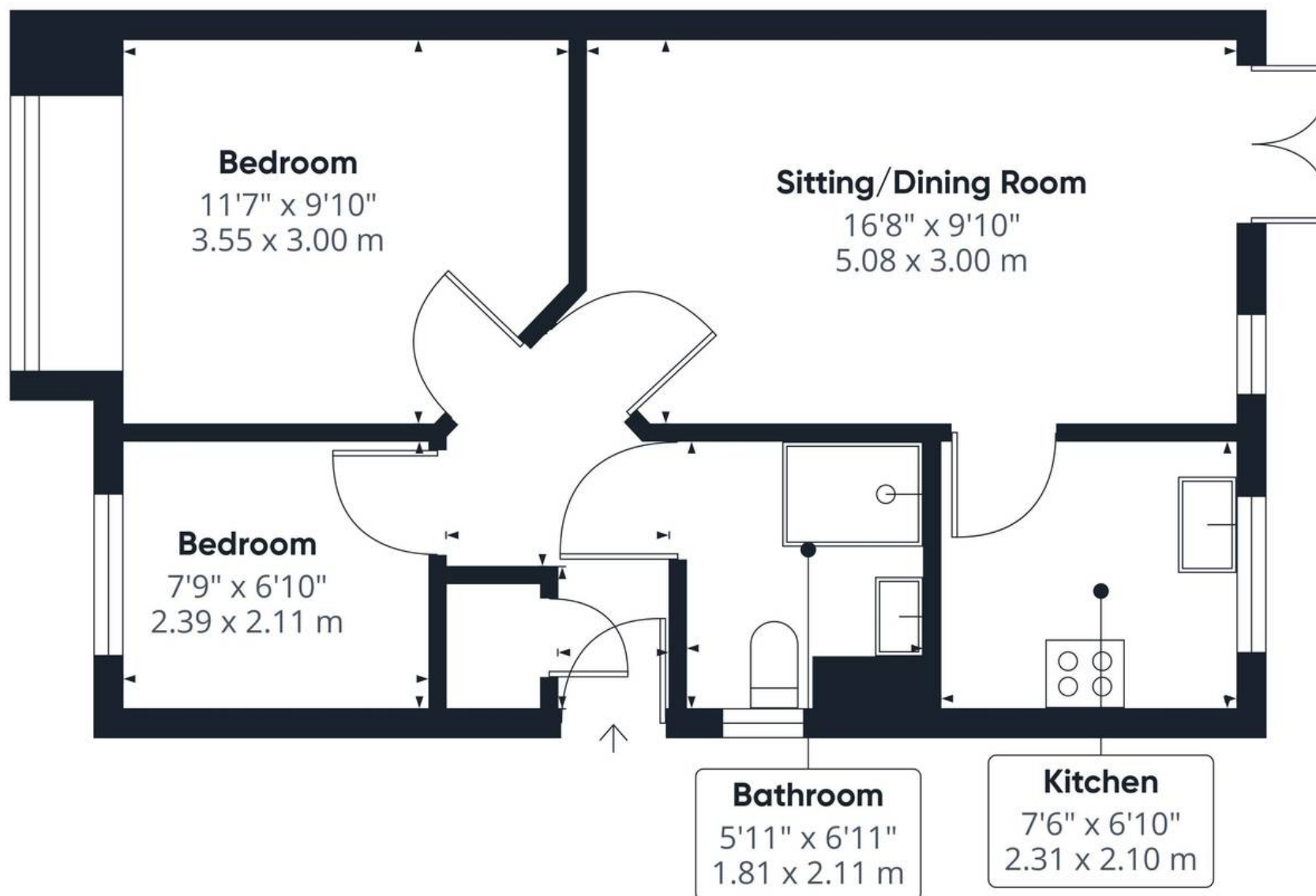




THE GREAT OUTDOORS

The rear garden offers a manageable fully enclosed low maintenance space laid to shingle. The patio seating area extends from the sitting room French doors. A side access offers useful storage with a gated access to front and access to the air source heating system. The garage offers an up and over door to front with storage above.





Approximate total area⁽¹⁾

464 ft²

42.9 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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