



Preston Lane,
Hales, Norfolk



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ESTATE AGENTS



Offered with NO ONWARD CHAIN, a well maintained and modernised semi detached house situated in the popular village of Hales and being within easy reach of the A146. The property has a separate sitting room with log burner, spacious kitchen/diner and 3 first floor bedrooms. Outside the property has off road parking and a generous sized rear garden with field views.

Accommodation comprises briefly:

- Entrance Hall
- Ground Floor Family Bathroom
- Sitting Room with Log Burner
- Kitchen/Dining Room
- Three Double Bedrooms
- Generous Rear Garden
- Timber Workshop
- Garden Shed
- Summerhouse
- Ample Off Road Parking
- Field Views



Property

The front entrance leads into the entrance hall with staircase rising to the first floor and door leading into the sitting room having a wood burning stove with lined chimney, uPVC sealed unit double glazed window and door leading into a modern fitted kitchen. The kitchen offers a good range of worktops with inset sink and drainer, inset for ring ceramic hob with oven/grill under and extractor and light over, further worktops with cupboards and drawers under, matching wall cupboards and recesses with space and plumbing for washing machine, space for American style fridge freezer and uPVC sealed unit double glazed French doors out to and with views over the rear garden. Leading off the front hall is the family bathroom with white suite comprising P shaped bath with shower over, low level W/C, electric under floor heating, heated towel rail and vanity wash unit with cupboard and drawers under. From the hall the staircase rises to the first floor and landing, a roof access hatch leads to the fully insulated and boarded roof space and doors lead to all three bedrooms. The master bedroom is located to the front of the property and has an over stairs storage cupboard with window. The two further bedrooms overlook the rear of the property with views over horse paddocks and countryside beyond. This property benefits from an oil fired combi boiler, installed outside in 2022, for central heating and domestic hot water, and has uPVC sealed unit double glazing.



Outside

To the front an open driveway provides off road parking and leads to the front entrance, with side access gates. To the rear is a good sized fully enclosed garden with lawned garden having borders with shrubs, plants and hedging, paved patio area, timber workshop (10' x20'), garden shed (10' x 12') and summerhouse 10' x10'), raised wooden decked area and separate vegetable garden. The garden is a haven for nature and is part of the wildlife corridor around Hales, with some 5 species of butterfly, 20 species of bird visiting the garden and over 20 species of bird to be seen from the garden.

Location

The small village of Hales is located close to Loddon, a village that provides all the amenities you could need; schools, nurseries, shops, Post Office, Churches, doctors surgery, dentist, library, 3 pubs, a cafe and take away options. There is access to the Broads Network via Loddon Staithe and the River Chet, along which there are some lovely walks. It is also within easy reach of the market towns of Beccles and Bungay which provide a fuller range of amenities. The Cathedral City of Norwich is about 20 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 51mins). The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are approx. 20 miles away.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Oil fired central heating & water. Mains electric and drainage connected.

Energy Rating: E

Local Authority:

South Norfolk Council

Tax Band: B

Postcode: NR14 6ST

What3Words: ///gossiped.image.yummy

Tenure

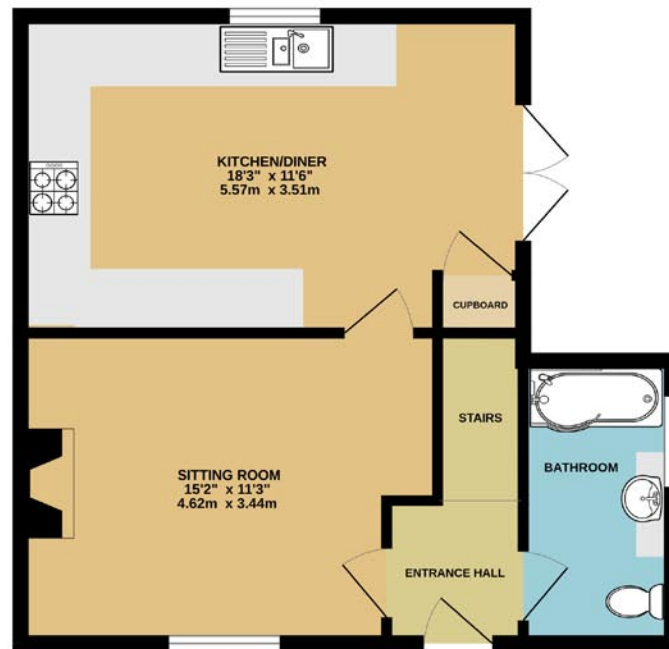
Vacant possession of the freehold will be given upon completion.

Agents' Note

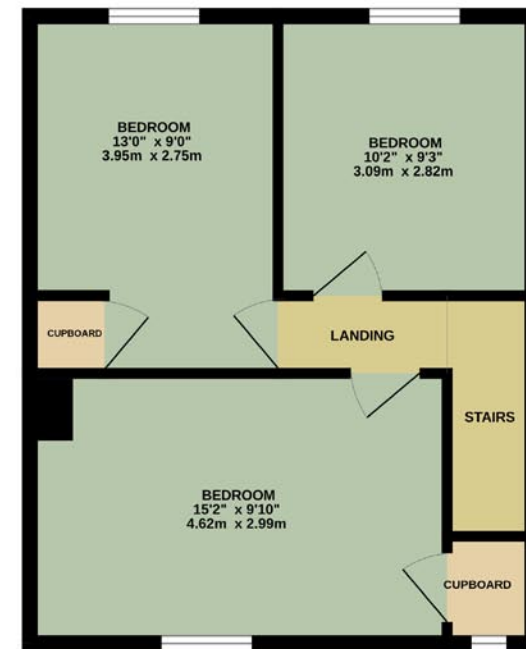
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £275,000

GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 878 sq.ft. (81.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To arrange a viewing, please call 01508 521110

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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LODDON OFFICE

22 High Street

Loddon

Norfolk

NR14 6AH

Tel. 01508 521110

info@muskermcintyre.co.uk