



The Green, Freethorpe - NR13 3NY

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



The Green

Freethorpe, Norwich

NO CHAIN. This charming SEMI-DETACHED COTTAGE occupies a PROMINENT POSITION, boasting a delightful combination of CHARACTER and modern conveniences. Upon entering, you are welcomed by the 13' SITTING ROOM leading to an adjacent DINING ROOM, perfect for entertaining friends and family. The property features a FITTED KITCHEN and rear lobby, providing practicality and functionality with useful coat and shoe storage. The ground floor BATHROOM offers convenience with a SHOWER, catering to busy lifestyles. Moving upstairs, you will find TWO well-appointed BEDROOMS, providing comfortable spaces to unwind after a long day. Outside, the property is truly a standout with LARGE enclosed LAWNED GARDENS, offering ample outdoor space for recreational activities and soaking up the sunshine. A TANDEM DRIVEWAY provides convenience for off-road parking, further enhancing the property's practicality.



Council Tax band: A

Tenure: Freehold

- No Chain!
- Semi-Detached Cottage
- 13' Sitting Room & Adjacent Dining Room
- Fitted Kitchen & Rear Lobby
- Ground Floor Bathroom with Shower
- Two Bedrooms
- Large Enclosed Lawned Gardens
- Tandem Driveway

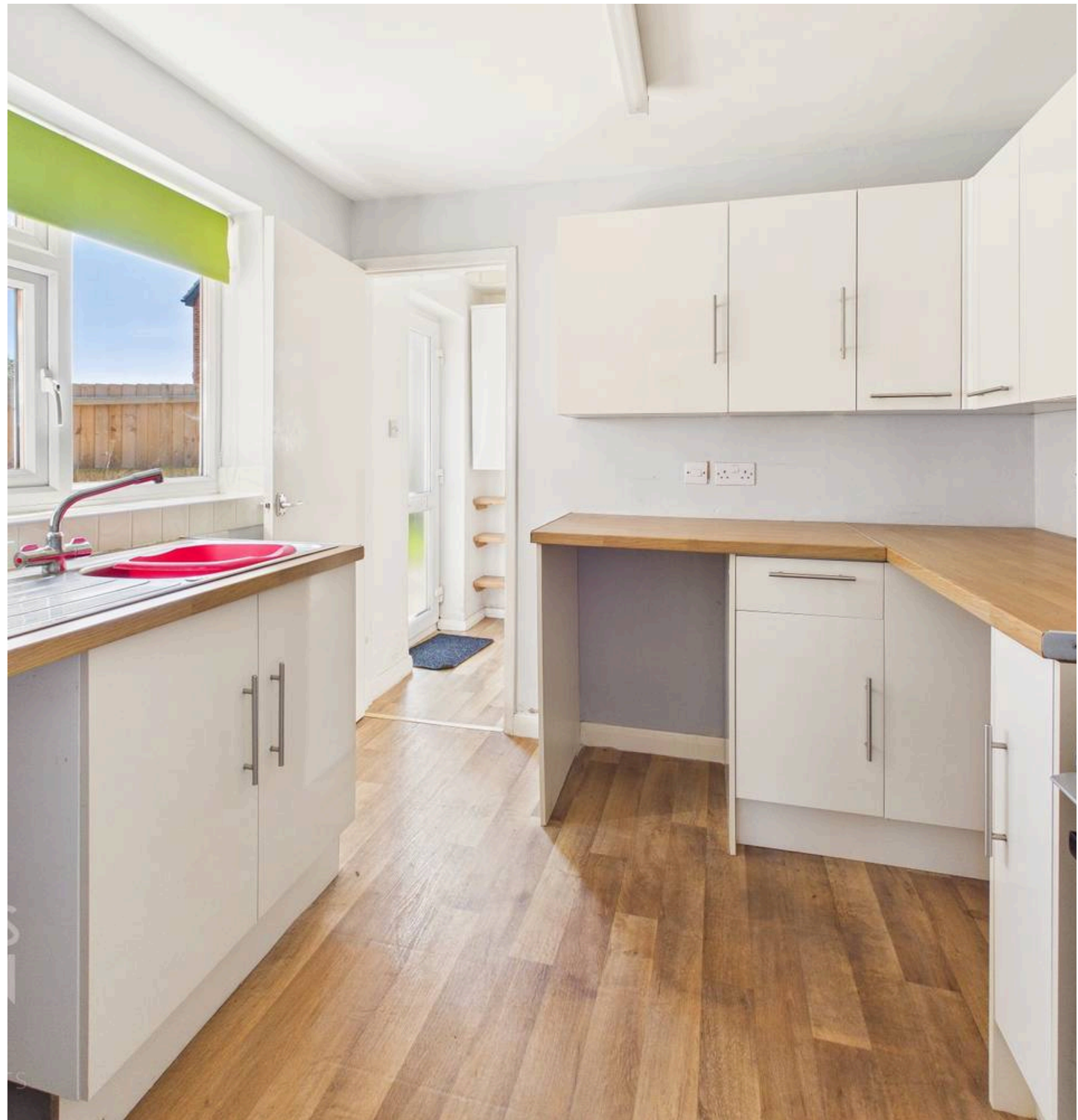
Situated in the heart of Freethorpe, the village is located to the East of Norwich with local facilities including public house, church and school. There is access close by to the A47 and the larger village of Acle which has a more comprehensive range of amenities including village shops, schools and train station.

SETTING THE SCENE

With low level hedging enclosing the front low maintenance garden, a shingle driveway offers off road parking for several vehicles, with gated access to the rear garden and a hard standing footpath taking you to the main entrance door.

THE GRAND TOUR

Once inside, the main sitting room offers fitted carpet and a feature fireplace, with a front facing uPVC double glazed window. A latch and brace door takes you to the adjacent dining room offering garden views, with fitted carpet underfoot and stairs rising to the first floor.



The kitchen leads off, with a built-in range of storage units, with space for an electric cooker, whilst wood effect flooring flows underfoot and ample space is provided for general white goods including a fridge, freezer and washing machine. The rear lobby leads off with a door taking you to the rear garden with room for coats and shoes. The ground floor bathroom sits adjacent, finished with a white three piece suite. The bathroom includes an electric shower over the bath, with tiled splashbacks and wood effect flooring.

Heading upstairs, the carpeted landing leads to the main front bedroom, with fitted carpet underfoot and built-in storage cupboard, with a uPVC double glazed window to front. The second bedroom sits to the rear with fitted carpet and dual aspect views to side and rear.

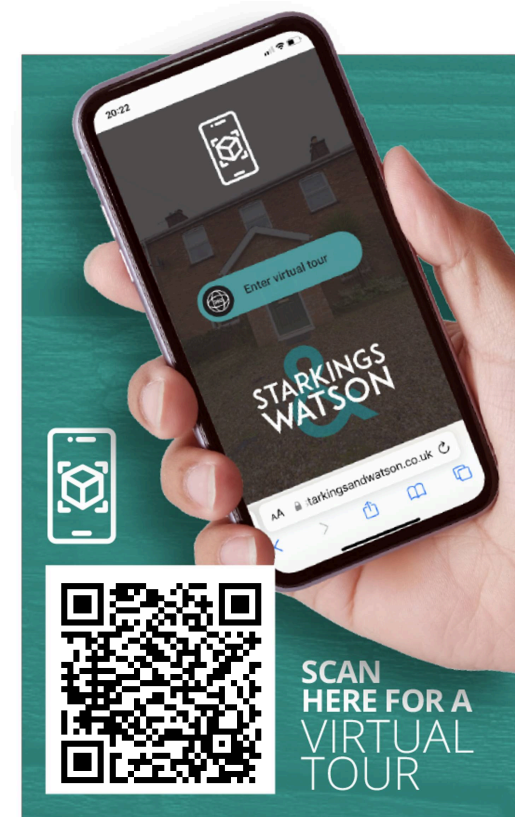
FIND US

Postcode : NR13 3NY

What3Words : ///initiates.above.lawns

VIRTUAL TOUR

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



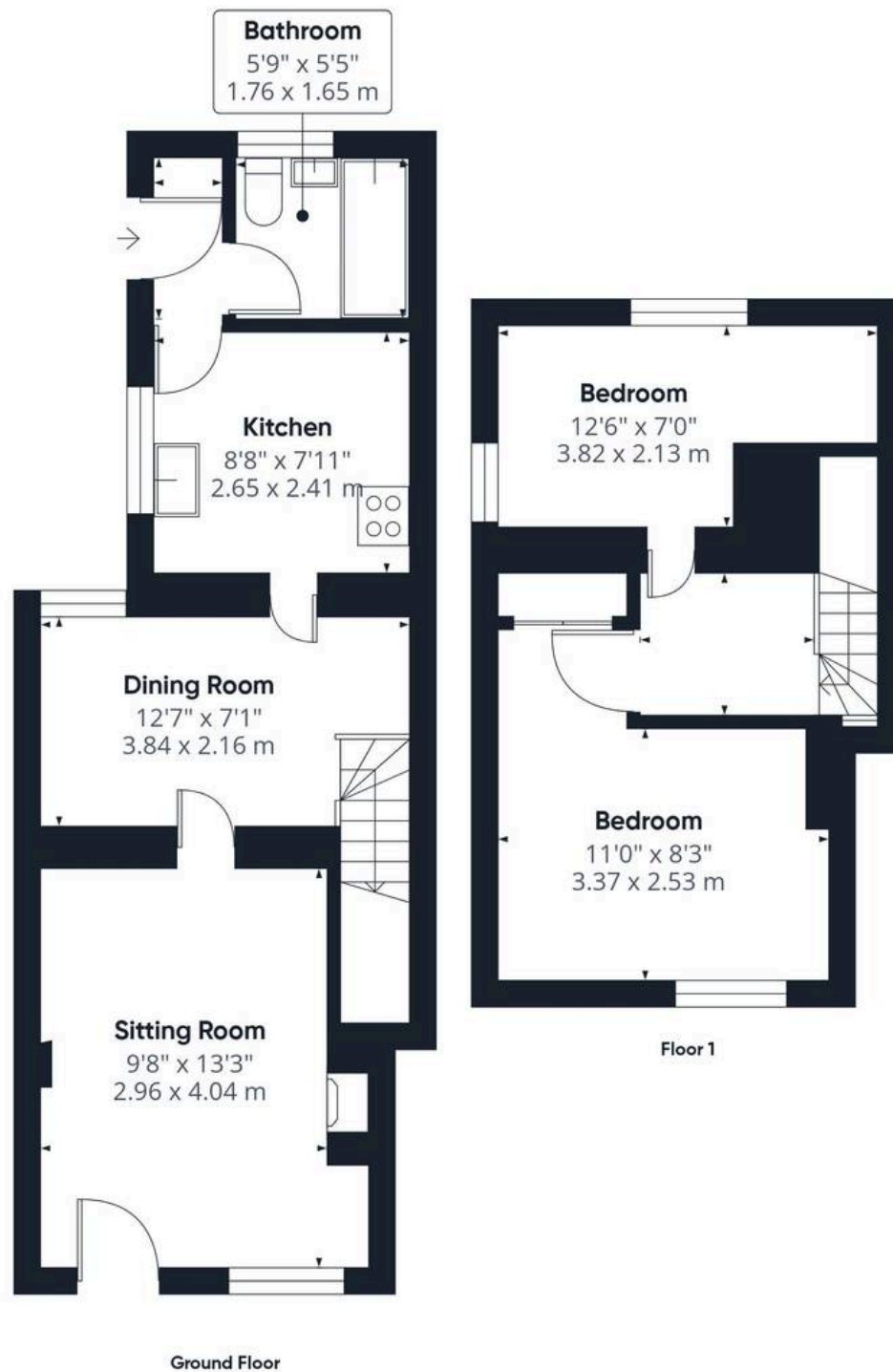




THE GREAT OUTDOORS

The rear garden is fully enclosed with timber panelled fencing, whilst being laid to lawn and including a shingle expanse to the side of the property. A hard standing area offers potential for an outbuilding, storage shed or the creation of a patio seating area.





Approximate total area⁽¹⁾

576 ft²

53.4 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.

GIRAFFE 360



Starkings & Watson Hybrid Estate Agents

2 Cucumber Lane, Brundall - NR13 5QY

01603 336556 • brundall@starkingsandwatson.co.uk • <http://starkingsandwatson.co.uk>

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.