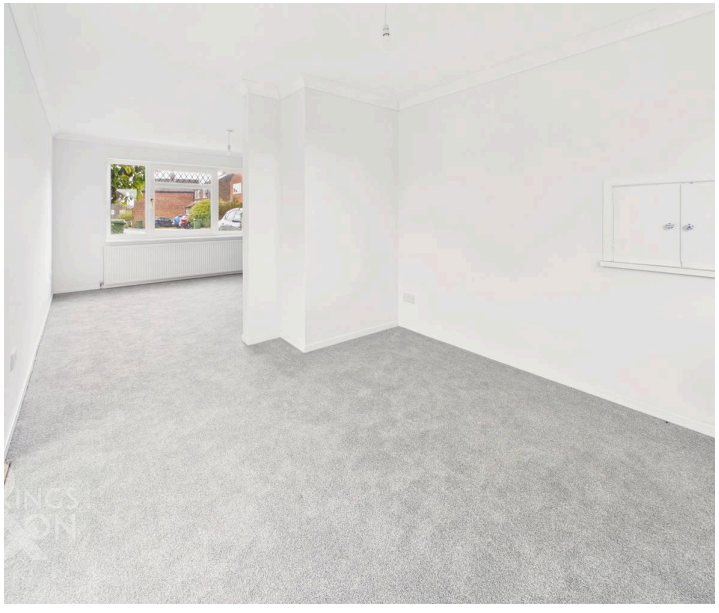


Gale Close, Hales - NR14 6SN

STARKINGS WATSON

HYBRID ESTATE AGENTS







Gale Close

Hales, Norwich

NO CHAIN. This LINK-DETACHED HOME enjoys a TUCKED AWAY cul-de-sac setting with FIELD VIEWS to the rear. Extended to over 1165 Sq. ft (stms) of accommodation, the property enjoys a 2022 installed HIGH GLOSS KITCHEN, water softener, and a 2022 installed oil fired CENTRAL HEATING BOILER and tank. A welcoming HALL ENTRANCE leads to the ground floor W.C, with a 23' OPEN PLAN SITTING ROOM and DINING ROOM. The conservatory leads off with FULL HEIGHT WINDOWS creating an ideal extension to the living space during the summer months. Refitted in 2022, the KITCHEN includes HIGH GLOSS UNITS and INTEGRATED COOKING APPLIANCES, with an adjacent UTILITY ROOM sitting under a VELUX WINDOW. Potential exists to re-purpose the utility and utilise the INTEGRAL GARAGE (stp). Upstairs, THREE BEDROOMS lead off the landing - all with BUILT-IN WARDROBE space. The shower room has been re-fitted in recent yeas to include an OVERSIZED SHOWER and built-in storage. The REAR SPACE is a real feature, boasting WRAP AROUND LAWNED GARDENS, a useful side access and VIEWS over the FIELDS beyond.

Council Tax band: C
Tenure: Freehold

- No Chain!
- Link-Detached Family Home
- Field Views to Rear
- Over 1165 Sq. ft (stms) of Accommodation
- Two Reception Rooms
- Conservatory
- Modernised Kitchen & Separate Utility Room
- Three Bedrooms

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
Tucked away at the corner of the cul-de-sac, off road parking can be found on the tarmac driveway which also provides access to the integral garage. Further parking has been created on the lawned front garden, with gated access leading to the rear garden.



THE GRAND TOUR

Heading inside, wood effect flooring runs underfoot for easy maintenance, with a window to side creating a light and bright entrance and stairs rise to the first floor landing. Leading off to your left hand side as you enter the property is the ground floor W.C with a white two piece suite and tiled splash backs. The main sitting room is open plan to the adjacent dining room, with a feature fireplace and window to front. A range of built-in shelving and fitted carpet runs through the entire space. The dining area offers garden views, whilst you can step through the sliding patio doors to the adjacent conservatory with full height windows to side and rear. The conservatory is flooded with excellent natural light with siding patio doors to the rear garden and fitted carpet underfoot, having been recently modernised. The kitchen offers a range of wall and base level units with high gloss cabinets and tiled splash-backs running around the work surfaces, with integrated cooking appliances including an inset electric ceramic hob and built-in electric double oven, space is provided for a fridge freezer and dishwasher, with continued wood effect flooring underfoot and a useful built in cupboard under the stairs. Completing the ground floor is the adjacent utility room offering versatile space sitting under a velux window and recessed spotlighting, with a door to rear and integral garage.

Heading upstairs, the carpeted landing offers a built-in airing cupboard and loft access hatch, with doors leading to the three bedrooms all of which are finished with fitted carpet, uPVC double glazing and a built-in wardrobe. The main bedroom sits to the front of the property with ample space for further wardrobes if required. The shower room completes the upstairs with a re-fitted three piece suite including a shower enclosure with Aqua board splash-backs, wood effect flooring and window to rear.

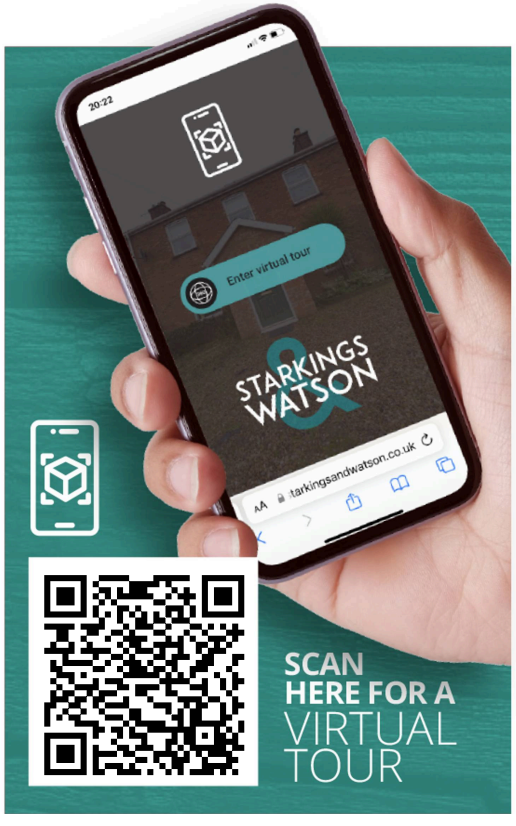
FIND US

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VIRTUAL TOUR

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















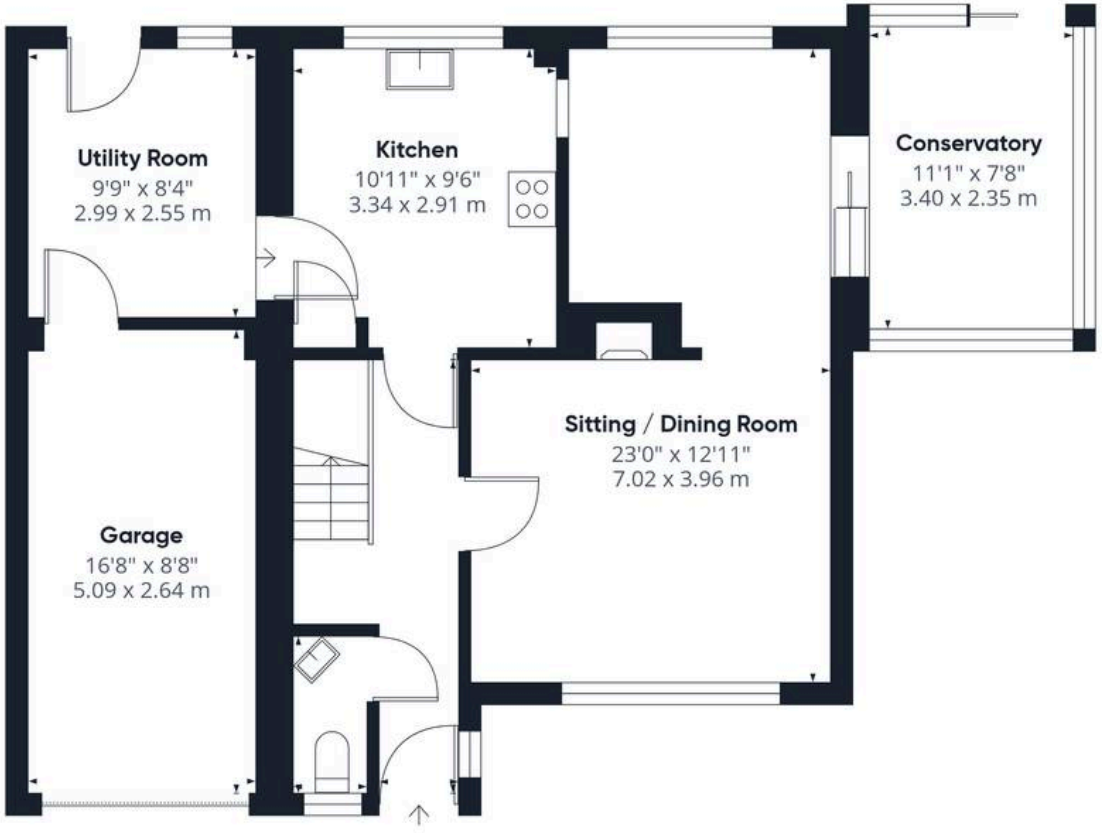


THE GREAT OUTDOORS

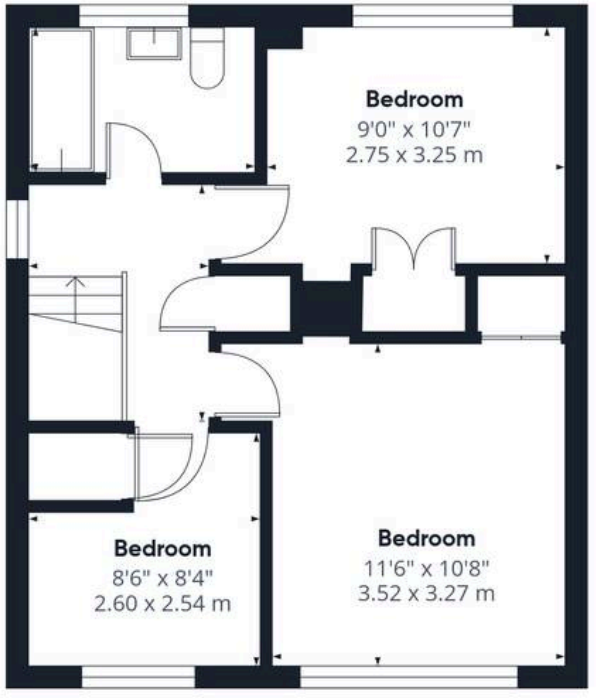
The rear garden is enclosed with a range of mature hedging and timber panel fencing, whilst being mainly laid to lawn with a gated access to the front. The exterior oil fired central heating boiler and tank can be found to one side, with a patio seating area and raised brick built bed which runs along the rear aspect, where panoramic field views can be enjoyed. The integral garage is accessed via an up and over door to front, with storage above, door to the utility room, power and lighting.

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Ground Floor



Floor 1



Approximate total area(1)

1169 ft²

108.7 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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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.