



ADDRESS

135 The Common
Freethorpe
Norfolk
NR13 3LT

TENURE

Freehold

STATUS

Chain free sale

L  LARKES



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“COUNTRYSIDE VIEWS & CONTEMPORARY SIMPLICITY”

135 The Common, Freethorpe, Norfolk, NR13 3LT

Freehold | 837 Sq Ft / 77.8 Sq M

The Tour:

Positioned along The Common in the Broadland village of Freethorpe, this three-bedroom semi-detached house has been thoughtfully updated to create a bright, practical home with open countryside views from both the front and rear.

Set behind a generous shingle driveway with ample off-road parking, the house presents clean brick elevations and crisp white fenestration. Inside, the accommodation unfolds across two floors with a calm, neutral palette and an abundance of natural light.

The principal reception room spans the depth of the house, creating distinct living and dining areas within one open-plan arrangement. Large windows at either end illuminate the space, while French doors open directly onto the rear garden and frame views across the surrounding fields. A contemporary fireplace forms a focal point within the sitting area.

The adjoining kitchen has been modernised with shaker-style cabinetry, timber-effect worktops and contrasting tiled splashbacks. A broad rear-facing window reinforces the home's strong connection to the surrounding landscape.

Upstairs are three well-proportioned bedrooms arranged around a central landing, each enjoying countryside views that lend the upper floor a surprising sense of openness. The third bedroom offers flexibility as a nursery, guest room or study, while the bathroom is fitted in a simple, pared-back style with a bath and overhead shower.

Outside, the rear garden is laid mainly to lawn with fenced boundaries and open agricultural landscape beyond. To the front, the extensive gravel driveway provides parking for multiple vehicles.

Well suited to first-time buyers, young families or those seeking village life within easy reach of Norwich, the house balances practicality with a distinctly rural atmosphere.

The Area:

Freethorpe is a popular Broadland village approximately 11 miles east of Norwich, surrounded by open countryside and within easy reach of the Norfolk Broads National Park. The village offers a strong sense of community alongside everyday amenities including a primary school, village hall and public transport connections.

The nearby market town of Acle provides a wider selection of independent shops, cafés and services, while Norwich offers extensive retail, cultural and dining opportunities alongside direct rail services to London Liverpool Street.

The surrounding landscape of waterways, open fields and quiet country lanes makes the area particularly appealing for walking, cycling and outdoor pursuits, while the Norfolk coastline can be reached in around 40 minutes by car.



Living area

Points to Consider:

Tenure: Freehold

Construction: Standard cavity wall construction

Fenestration: uPVC double glazing

Heating: Electric heating

Energy Performance Rating: D (potential B)

Average Heating & Lighting Costs: Approx. £1,062 per annum*

Council Tax: Band B (£1,848.04)

Broadband: Ultrafast connection available (1800 Mbps)†

School Catchment:

Freethorpe Community Primary and Nursery School

Acle Academy

The Legal Bit:

At Larkes, we strive to provide accurate and true-to-life photographs, floor plans, and descriptions. However, our marketing materials are intended as a general guide only. We strongly recommend that prospective buyers visit the property in person, ask relevant questions, and verify all details independently.

We take our duty of care seriously and make every reasonable effort to ensure the information we present is correct. However, some details are based on information provided by the seller or third parties. Additionally, please note that floor plan measurements may be rounded, and distances are approximate.

* Figures taken from EPC estimate and may vary depending on usage and supplier rates.

† Source: Ofcom broadband availability checker – subject to provider and package.



Dining area



Open plan ground floor



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Rear garden



Countryside views over the rear boundary



Ground floor living area



Living room



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Landing



Second bedroom



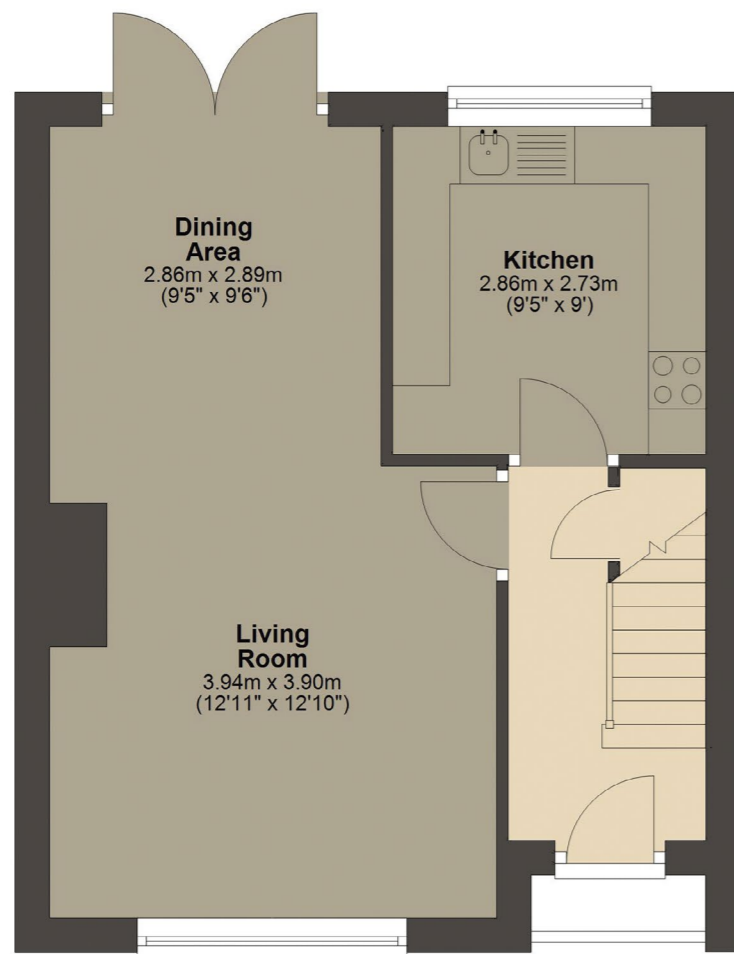
Third bedroom/Study



Family bathroom

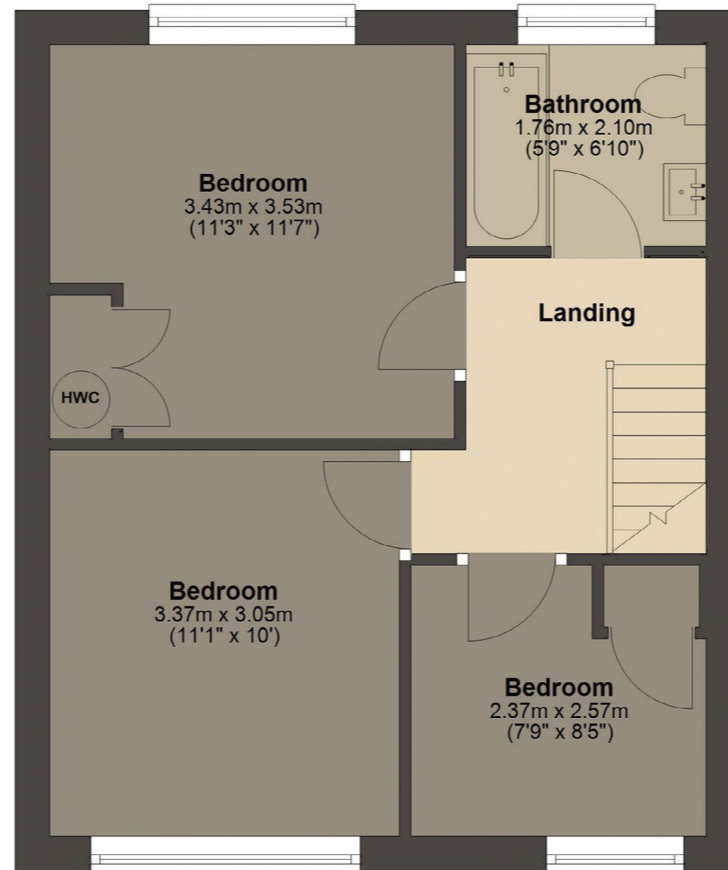
Ground Floor

Approx. 38.3 sq. metres (411.8 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.1 sq. feet)

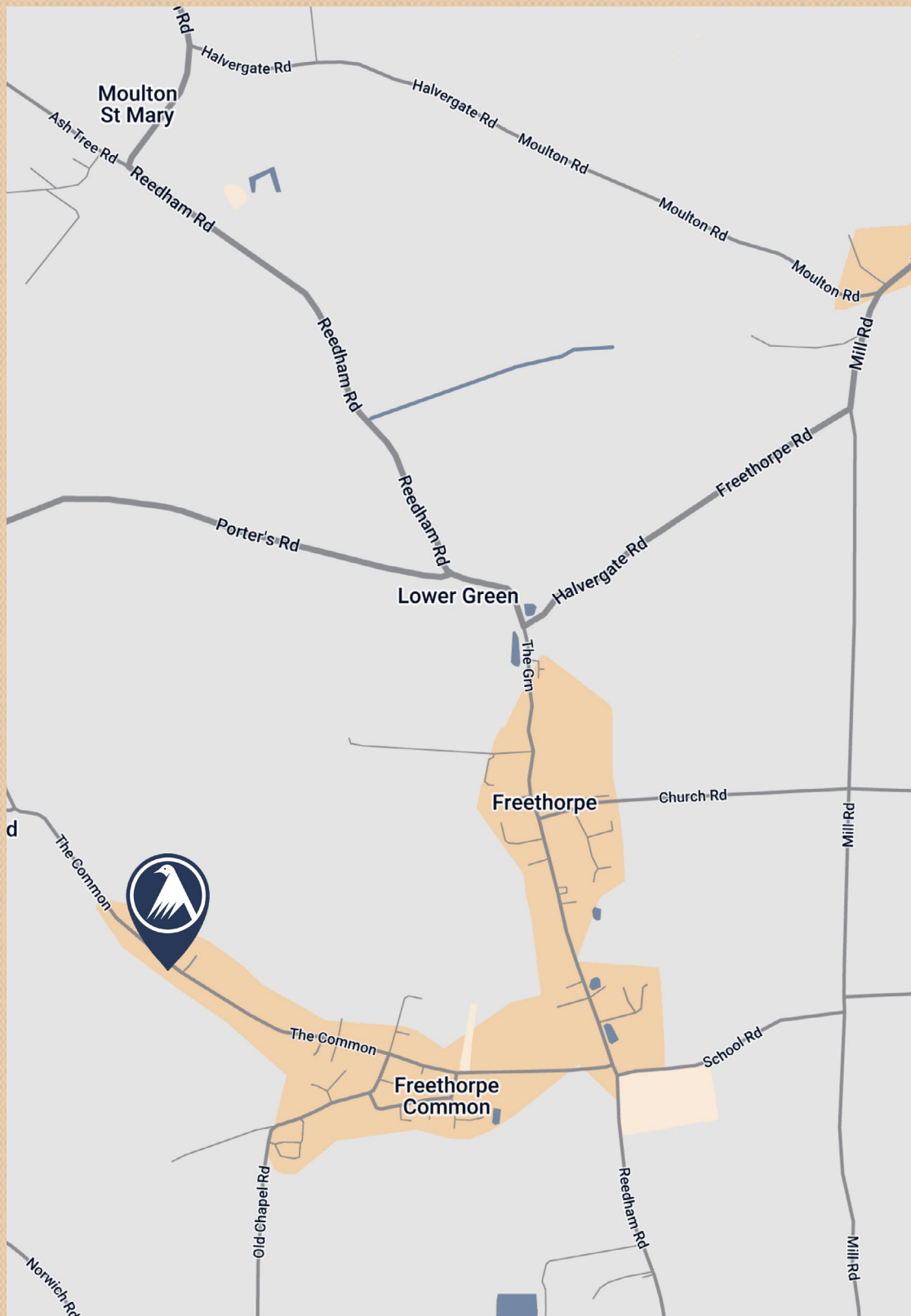


Site Plan

Approx. 190 sq. metres (2,045 sq. feet)



Ref: 7408



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