



Chapelfield, Freethorpe - NR13 3LY



Chapelfield

Freethorpe, Norwich

Occupying an ELEVATED NON-ESTATE PLOT which backs onto OPEN FIELDS, this detached BUNGALOW boasts close to 1100 Sq. ft (stms) of accommodation. With NEW WINDOWS and DOORS installed in 2023 and a replacement BATHROOM in 2024, the property has a CHARACTERFUL FEEL, with GEORGIAN BARS to the windows, wood effect flooring and a FEATURE WOOD BURNER. With a SIZEABLE PLOT, a large PRIVATE REAR GARDEN can be found to rear, enjoying the field views, and providing access to the TANDEM LENGTH GARAGE. The internal accommodation is centred from a main hall entrance, including a 14' SITTING ROOM, 11' KITCHEN with SOLID WOOD WORK SURFACES, THREE DOUBLE BEDROOMS and a family bathroom with a SHOWER over the bath.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E



- Detached Bungalow With Over 1000 sqft Of Accommodation
- 3 Double Bedrooms
- Elevated Plot Backing Onto Fields With Off Road Parking And Garage
- Sitting Room With Wood Burner And Bay Front Window
- Kitchen/Breakfast Room With Stable Door Into Porch/Boot Room
- Family Bathroom with Shower Over Bath
- Private And Secluded Lawned Gardens Over Looking Fields
- Wood Effect Flooring Throughout

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

Set back from the road, a large lawned frontage can be found, with planted beds which screen the LPG tank. The driveway is a mixture of hard standing and shingle, leading to the adjoining tandem length garage with electric roller door to front. Gated access leads to the side, and a door leads into the main property.

THE GRAND TOUR

With a new composite door to front, you step into the main entrance hall with built-in storage and wood effect flooring. To your left, the sitting room is centred on an exposed brick fire place, with an inset cast iron wood burner. A bow window to front offers views over the front garden, whilst wood effect flooring runs underfoot. Opposite, the first of the double bedrooms can be found - a versatile room which could of course be another reception room or study. Next is the kitchen/dining room which is perfect for a round table. A range of free standing units with solid wood work surfaces forms the kitchen, along with space for a range style LPG gas cooker and further white goods. A useful stable door to side leads to a lean to laundry room/porch which takes you out to the rear garden. At the end of the hall, to your right the second double bedroom can be found, with the family bathroom in the middle, forming a three piece suite including tiled splash backs and a shower over the bath. The main bedroom is the other end, with a built-in wardrobe.

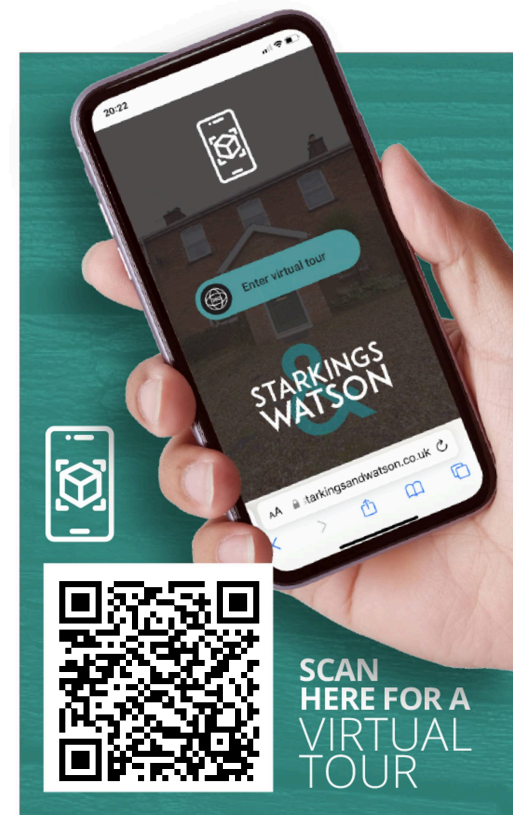
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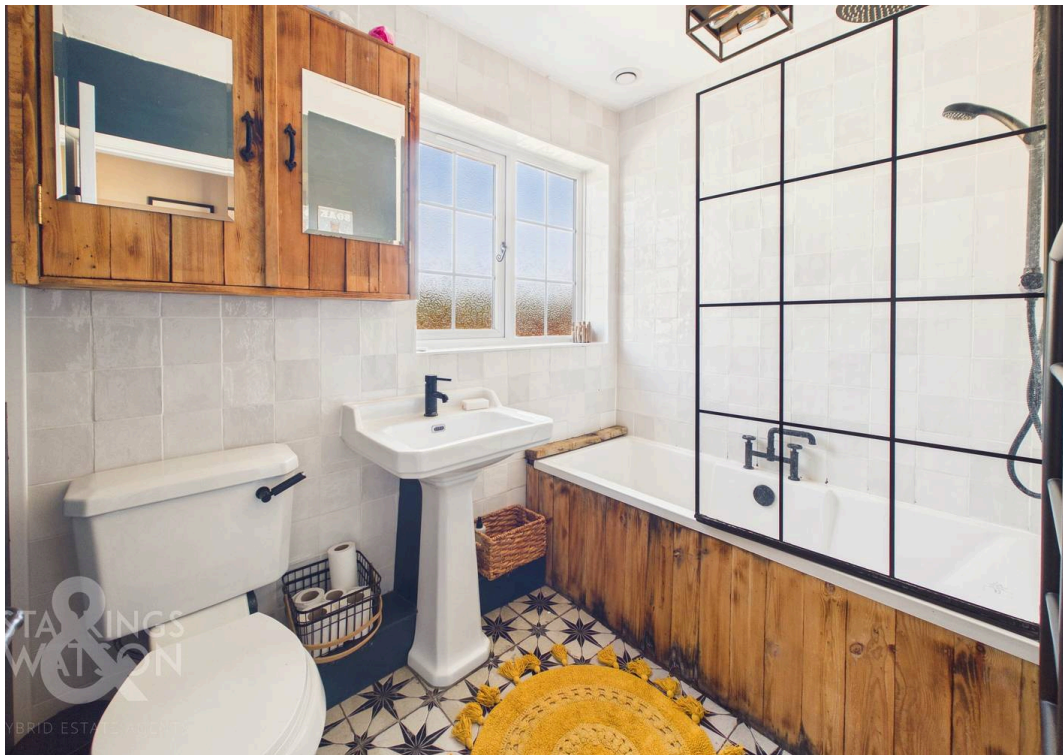
Postcode : NR13 3LY

What3Words : [///overdrive.cafe.vine](https://www.what3words.com/overdrive.cafe.vine)

VIRTUAL TOUR

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



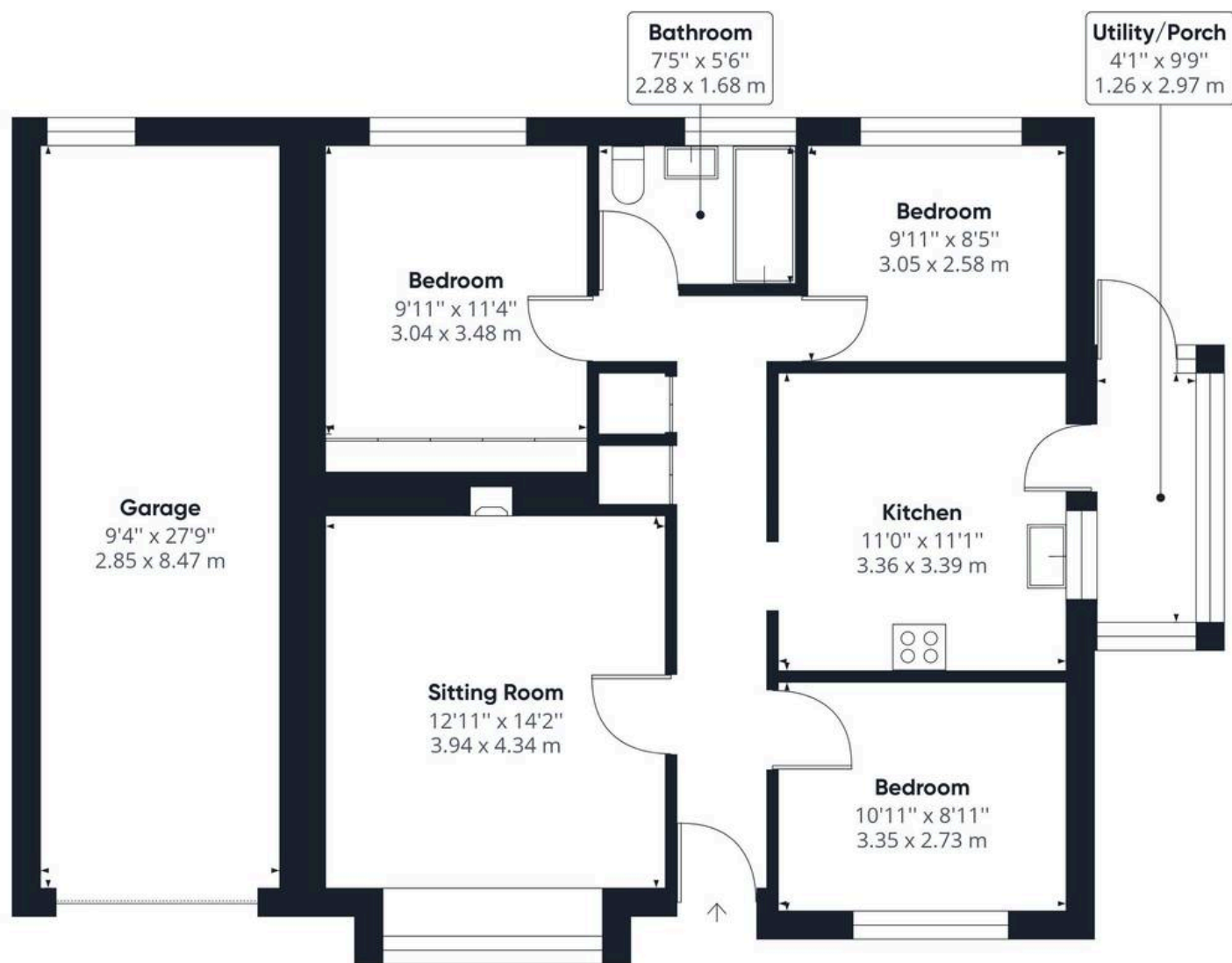




THE GREAT OUTDOORS

The rear garden is enclosed to three sides with timber panelled fencing - low level to rear to allow the field view to be enjoyed. Laid to lawn, various planting can be found, along with trees and shrubbery. Access leads to the front and to the adjoining garage. The garage is a tandem length with electric roller door to front, power, lighting, window and door to rear.





Approximate total area⁽¹⁾

1097.40 ft²

101.95 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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