



School Lane, Hales - NR14 6SU

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HYBRID ESTATE AGENTS



School Lane

Hales, Norwich

This OUTSTANDING DETACHED HOUSE offers an exceptional opportunity to enjoy spacious and versatile living in a SOUGHT-AFTER SEMI-RURAL VILLAGE LOCATION, boasting a STUNNING FIELD ASPECT TO THE REAR that creates a true sense of peace and privacy. The property's IMPRESSIVE ACCOMMODATION EXTENDS TO OVER 2000 SQFT (stms), providing an abundance of flexible space perfect for family life or entertaining guests. Step through the welcoming entrance hall into THREE RECEPTION ROOMS (ideal for formal dining, a relaxing lounge, or a home office and play room), all presented in EXCELLENT ORDER and flooded with natural light. The CONTEMPORARY KITCHEN/DINING ROOM is thoughtfully designed for both style and practicality, with ample storage and work surfaces. In addition on the ground floor there is a W/C and side porch as well as plenty of storage. One of the receptions on the ground floor could also be used as FIFTH BEDROOM if required. Upstairs, discover FOUR GENEROUS BEDROOMS, each offering comfortable retreat and versatility (perfect for growing families or those seeking a dedicated workspace). The TWO BRAND NEW RE-FITTED BATHROOMS provide sleek, modern finishes and convenience for busy households. ECO CREDENTIALS are a highlight, with new radiators throughout, SOLAR PANELS, AIR SOURCE HEATING,



and a BATTERY SYSTEM BACKUP ensuring energy efficiency and reduced running costs. This EXCELLENT DETACHED FAMILY HOME also benefits from driveway parking and an integral garage (ideal for storage or hobbies), creating a truly complete package. The landscaped rear gardens are equally well kept benefitting from the OPEN FIELD ASPECT BEYOND creating a real 'WOW FACTOR'.

Council Tax band: E

Tenure: Freehold

- Excellent Detached Family Home
- Semi-Rural Village Location With Stunning Field Aspect To Rear
- Eco Credentials Including Solar Panels, Air Source Heating & Battery System Backup
- Impressive Accommodation Of Over 2000 SQFT (stms)
- Very Flexible Layout With Four/Five Bedrooms Depending On Preference
- Three Reception Rooms Presented In Excellent Order
- Two Brand Newly Re-Fitted Bathrooms & Separate W/C
- Beautifully Kept Gardens, Driveway Parking & Garage

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

Approached via the quiet School Lane within the village of Hales close to Loddon you will find hard standing parking for multiple vehicles on the driveway leading to the single garage with an electric up and over door. There are generous front lawned gardens with mature hedging and shrubs creating privacy. A gate side access leads from the front to the rear garden. Access to the house can be via the main front door or the side door into the utility/porch area.

THE GRAND TOUR

Entering the house via the main entrance door to the front there is a bright and welcoming entrance hallway with stairs to the first floor landing and built in storage options as well as the ground floor w/c. The first room to the right is a flexible reception space currently used as an excellent office but could easily become the fifth bedroom if required. The kitchen/dining room is found straight ahead and is presented in excellent order with a range of wall and base level units and rolled edge worktops over. Within the kitchen there is underfloor heating and integrated appliances including microwave, electric oven and electric hob as well as fridge/freezer and new Harvey's water softener. There is space for a dishwasher as well as a large dining table. There are lovely views to the rear from the kitchen over the fields. A door from the kitchen leads into the side porch providing space for coats and shoes as well as front to rear access. A door from the hallway leads into the adjacent family room/dining room depending on preference. This again is a generous and flexible room with double doors into the fully insulated garden room also with underfloor heating, with access to the garden as well as stunning views. Double internal doors lead from the family room into the main sitting room which provides a bright dual aspect as well as brick built fireplace housing an open fire and stone tiled hearth. Double doors lead from the sitting room out to the garden and covered pergola terrace.

Heading up to the first floor landing you will find built in storage as well as a cosy nook ideal for a study desk or armchair facing the front. The family bathroom off the landing has been newly re-fitted with a modern range of fittings including a hand wash basin, w/c and bath with shower over. There are four bedrooms accessed off the landing all of which are comfortable double rooms. The master bedroom benefits from the wonderful far reaching views to the rear as well as built in furniture including a range of wardrobes and an en-suite shower room which has also been recently re-fitted to the same specification as the main bathroom. The en-suite offers a shower, w/c and hand wash basin. There are then two further bedrooms facing the front and the fourth bedroom to the rear.

FIND US

Postcode : NR14 6SU

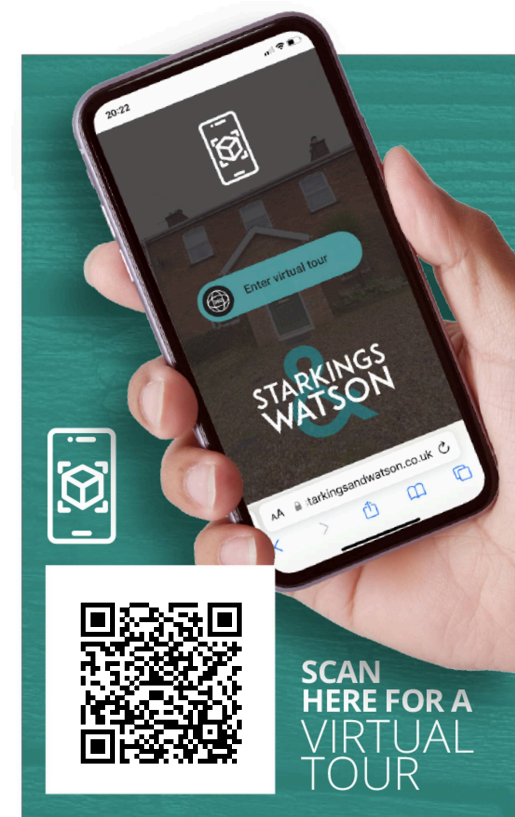
What3Words : ///subject.superbly.bandaged

VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised the house benefits heavily from green/eco tech to include an array of solar panels, battery back up system for storage and air source central heating. The loft is fully insulated and other mains services are connected including water, drainage and electricity.



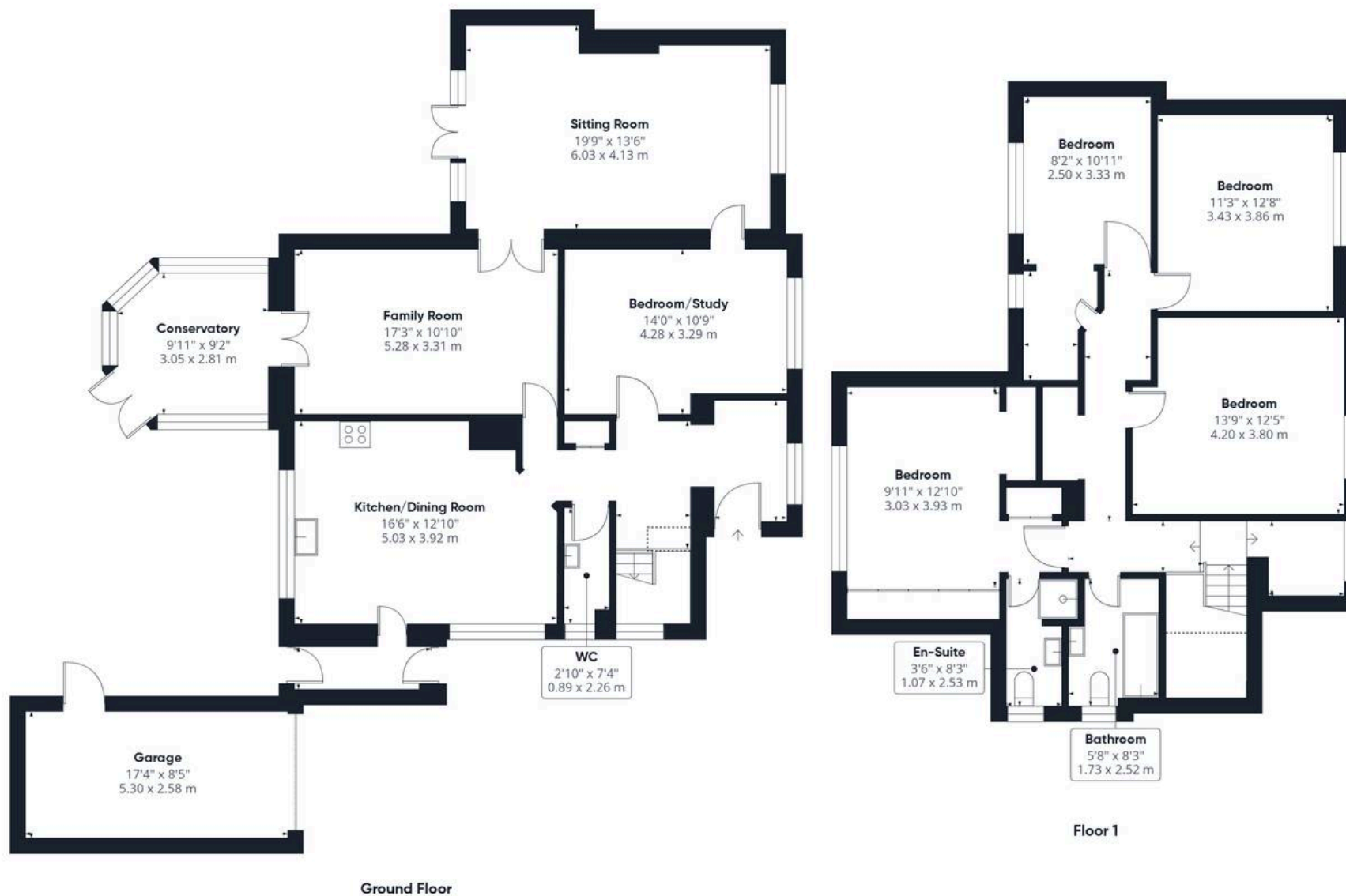




THE GREAT OUTDOORS

To the rear you will find beautiful fully landscaped rear gardens with a very sunny aspect. The garden is mostly laid to lawn with a sweeping paved patio area spanning the back of the house providing multiple places to sit and entertain. The garden opens directly onto the fields beyond creating a real sense of rural living with an ever changing view. From the rear garden there is access to the single garage as well as gated access to the side leading to the frontage.





Approximate total area⁽¹⁾

2022 ft²
188.1 m²

Reduced headroom

5 ft²
0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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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 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.