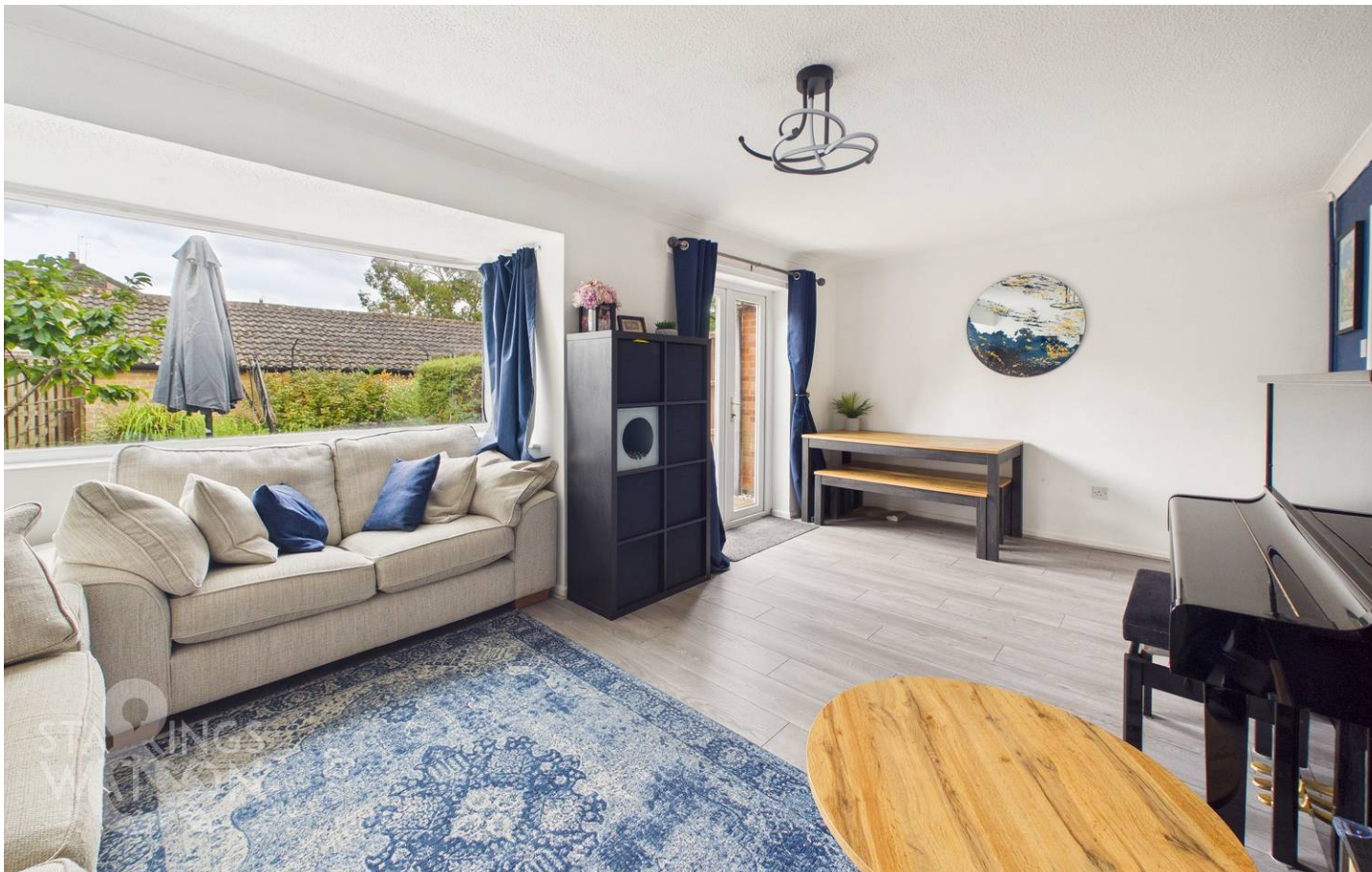




Yarmouth Road, Hales - NR14 6SX

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Yarmouth Road

Hales, Norwich

VENDOR FOUND! This **IMMACULATELY PRESENTED** semi-detached home offers a **CONVENIENT POSITION** close to the A146, with a private **DRIVEWAY** to front and en-bloc **GARAGE** to REAR. With the **SOUTH SUN** pouring in the **GARDEN** during the summer months, the property is an **IDEAL FAMILY HOME**, located close to the **VILLAGE PARK** and countryside walks, combining **GOOD SIZED ROOMS** and **FRENCH DOORS** which merge the indoor and outdoor spaces. With **WOOD EFFECT FLOORING** in the hall entrance for easy living, there is **EXCELLENT STORAGE** under the stairs, with the accommodation continuing to the **MODERN FITTED KITCHEN**, and to the **OPEN PLAN SITTING/DINING ROOM**. Upstairs, **THREE BEDROOMS** lead off the landing, along with the **FAMILY BATHROOM** where a **SHOWER** can be found over the bath. Outside, the **GARDEN** includes a **PATIO** and **LAWN**, along with mature planting.

Council Tax band: B

Tenure: Freehold

- Vendor Found!
- South Facing Semi-Detached Home
- Village Setting Close to the Local Park, Countryside Walks & A146 for Access
- Spacious 19' Sitting/Dining Room with French Doors to the Garden
- 13' Fitted Kitchen with Ample Storage
- Driveway to Front & En Bloc Garage to Rear
- Three Bedrooms & Family Bathroom with a Shower
- Enclosed Lawned Garden with Ample Patio Space

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

With a double width shingle driveway to the front, mature hedging runs down the left hand boundary with access to the main property and the front storage cupboard which houses the oil tank.

THE GRAND TOUR

Heading inside, the uPVC door leads into the well kept hall entrance, complete with wood effect flooring for ease of maintenance. Stairs rise to the first floor with storage below, with doors to the sitting room and kitchen. Starting in the kitchen, this L-shaped room offers a range of wall and base level units, complete with tiled splash-backs, space for an electric cooker and general white goods, along with two built-in cupboards and a window facing to the front driveway. The sitting/dining room is open plan and also finished with wood effect flooring, whilst a bay window extends the living space and uPVC double glazed French doors lead to the garden. Upstairs, the landing is carpeted, with a loft access hatch above. The three bedrooms are all carpeted and double glazed. The family bathroom completes the property, with a three piece suite including tiled splash-backs, shower over the bath, twin front facing windows and heated towel rail.

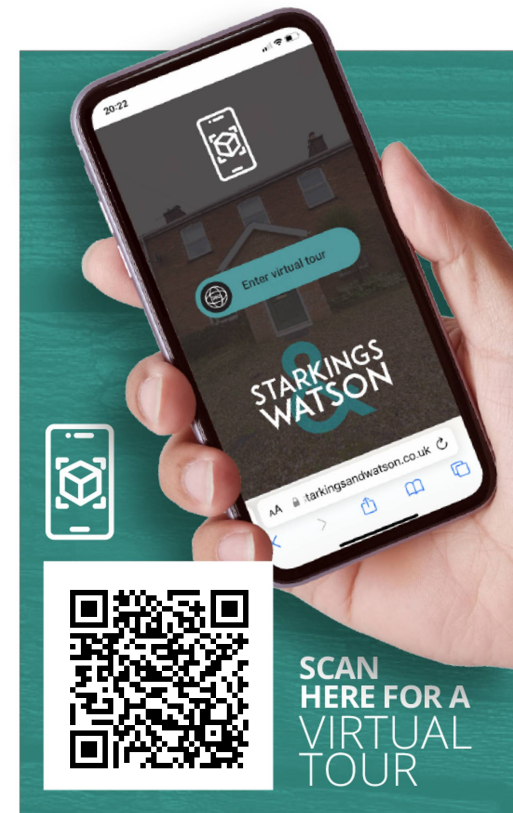
FIND US

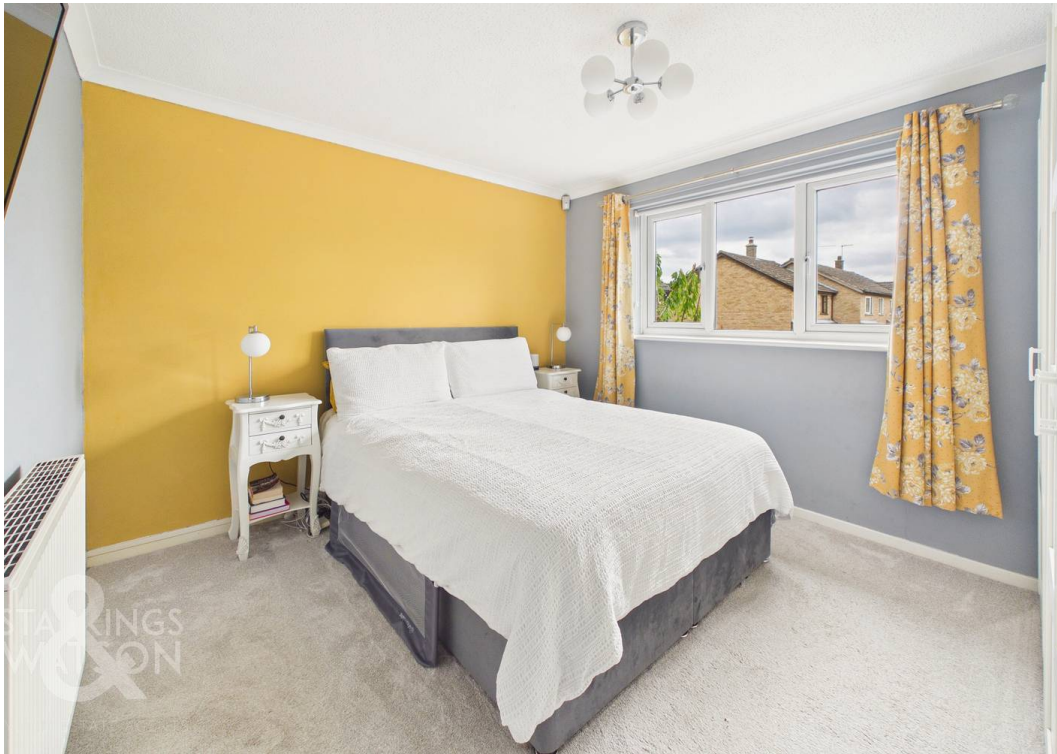
Postcode : NR14 6SX

What3Words : ///flannel.adopts.fabricate

VIRTUAL TOUR

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







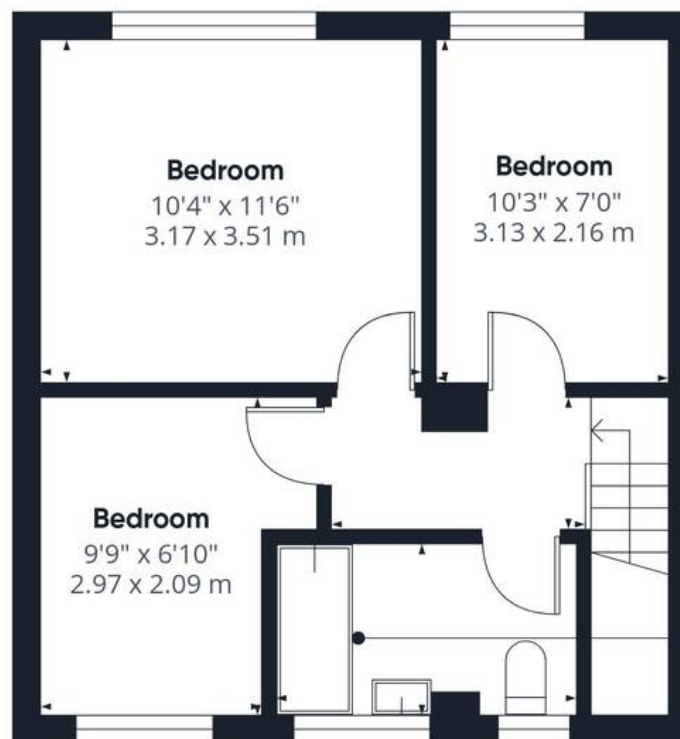
THE GREAT OUTDOORS

The rear garden enjoys the south sun and is completed with a lawned expanse, mature planted borders and a patio seating area which runs the width of the property. At the end of the garden, gated access leads to the en-bloc garage.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

783 ft²

72.9 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 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.