

Sutton Crescent, Freethorpe, Norwich

STARKINGS & WATSON

HYBRID ESTATE AGENTS







Sutton Crescent

Freethorpe, Norwich

NO CHAIN! Nestled in a QUIET CUL-DE-SAC within a SOUGHT-AFTER VILLAGE LOCATION, this ONE BEDROOM END OF TERRACE BUNGALOW offers an excellent opportunity for those seeking a peaceful retreat with scope to modernise and personalise. Offered with NO CHAIN, this MID TERRACE BUNGALOW is perfect for first-time buyers, downsizers, or investors alike. Step through the entrance into the spacious 14' MAIN SITTING ROOM, which seamlessly flows into a bright GARDEN ROOM EXTENSION (ideal for relaxing or enjoying views of the garden). The KITCHEN is complemented by a SEPARATE UTILITY ROOM, providing extra space for laundry and storage needs. The DOUBLE BEDROOM is generously sized, while the SHOWER ROOM/WET ROOM offers convenient, accessible facilities. INTERNALLY, the property is in need of modernisation, presenting a fantastic chance to update and create your own style, but benefits from a NEWLY INSTALLED OIL FIRED CENTRAL HEATING system for immediate comfort.

The layout ensures a practical flow from living areas to private quarters, maximising both space and privacy. In addition there are generous garden to the front and rear with fields to the rear of the boundary.

Council Tax band: A
Tenure: Freehold
EPC Energy Efficiency Rating: D

- No Chain!
- End Of Terrace Bungalow
- Quiet Cul-De-Sac Position Within Popular Village
- 14' Main Sitting Room With Garden Room Extension
- Kitchen & Separate Utility Room
- One Double Bedroom & Shower Room
- Generous & Private Gardens To Front & Rear
- In Need Of Modernisation Internally But Newly Installed Central Heating

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.



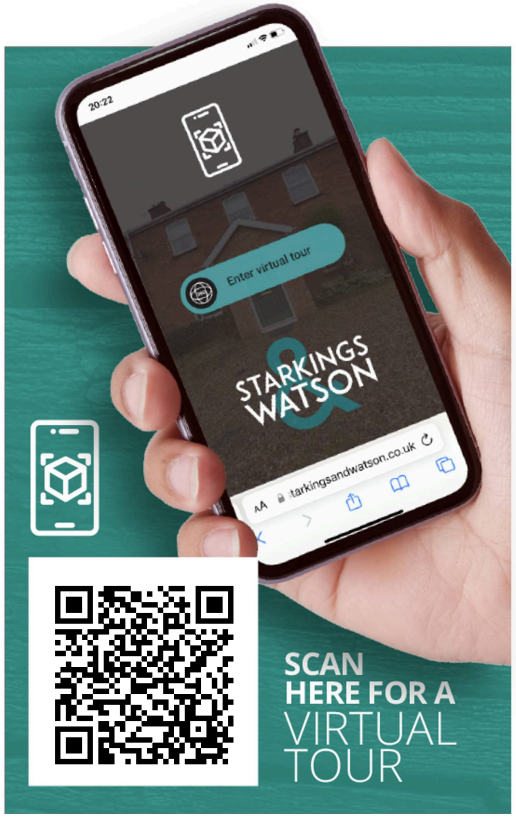
SETTING THE SCENE
The bungalow is approached at the end of the small and quiet cul de sac with a gate and pathway leading over the front garden to the main entrance door at the front.

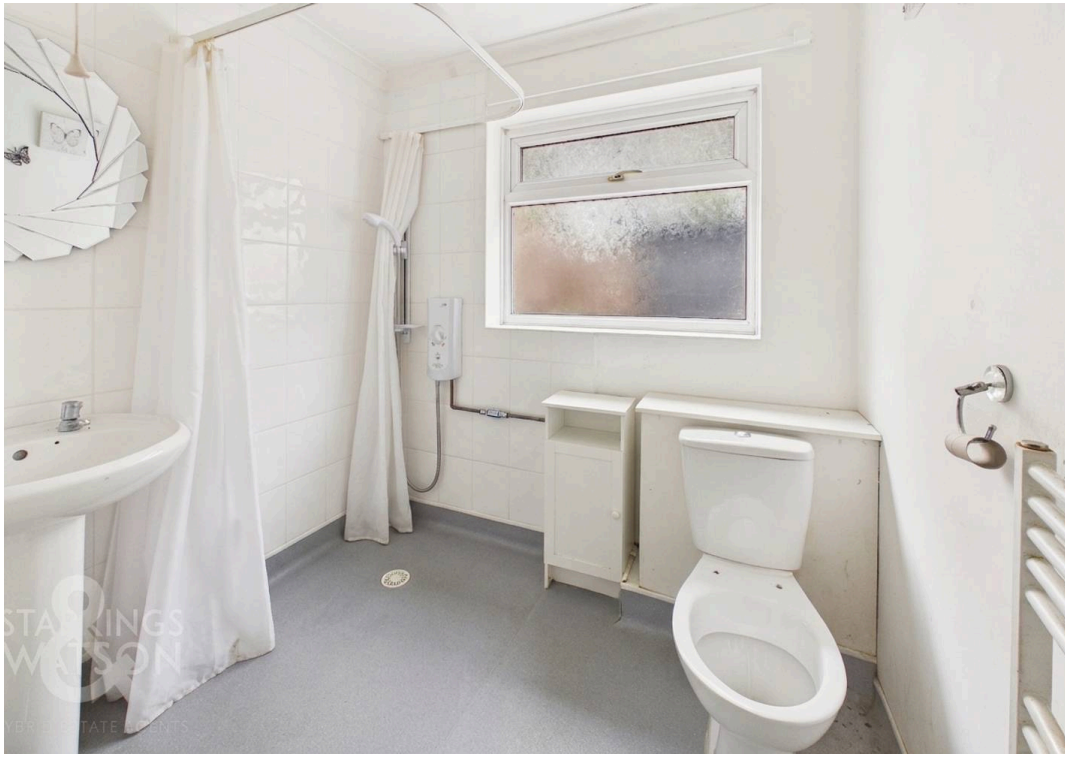
THE GRAND TOUR
Entering via the main entrance door to the front there is a welcoming hallway with doors leading to all further rooms. To the right is the 14’ sitting room with a large window to the front. There is plenty of space for both sitting and dining with a door into the extended garden room beyond. The garden room offers a flexible extra space suitable for a dining table with door out to the garden. The kitchen can be accessed from the hallway with a door leading from the kitchen into the utility. The kitchen provides a range of wall and base level units with solid worktops over and space for all white goods freestanding. The utility provides further storage as well as housing the oil fired boiler and a door out to the garden. Off the main hallway there is a walk in storage cupboard as well as doors into both the shower room and the main bedroom.

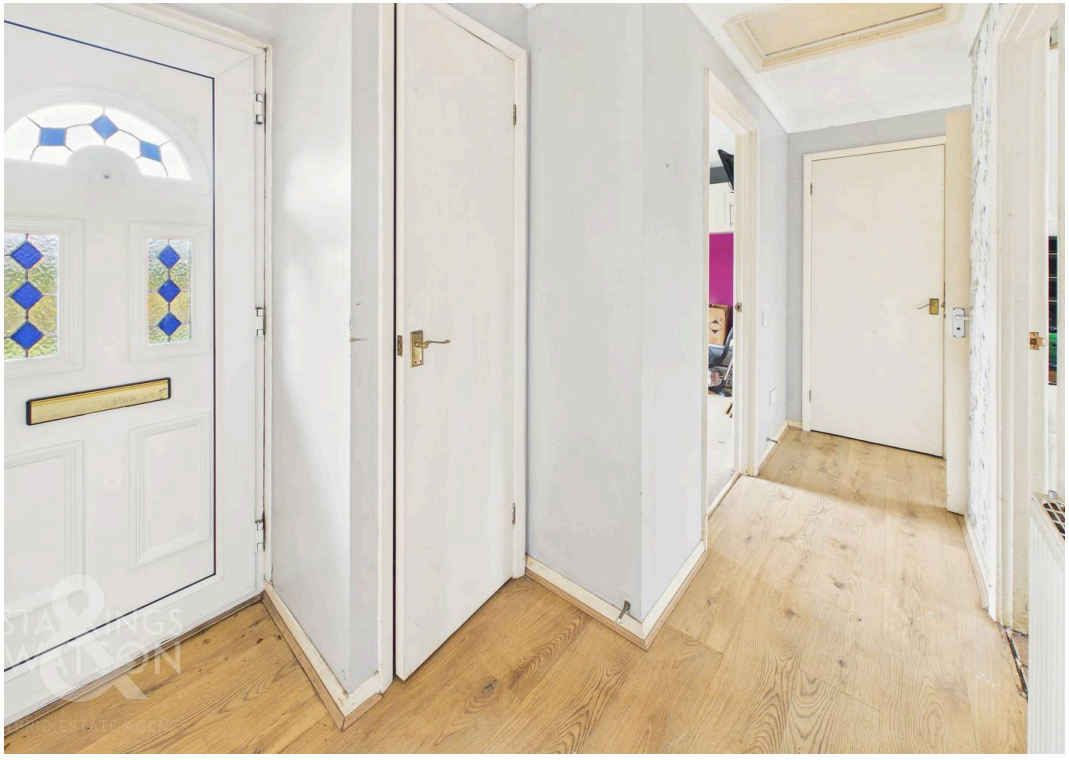
The double bedroom is a generous size with fitted furniture. The shower room has been converted in to a wet room with walk in shower, w/c and hand wash basin with modern tiling.

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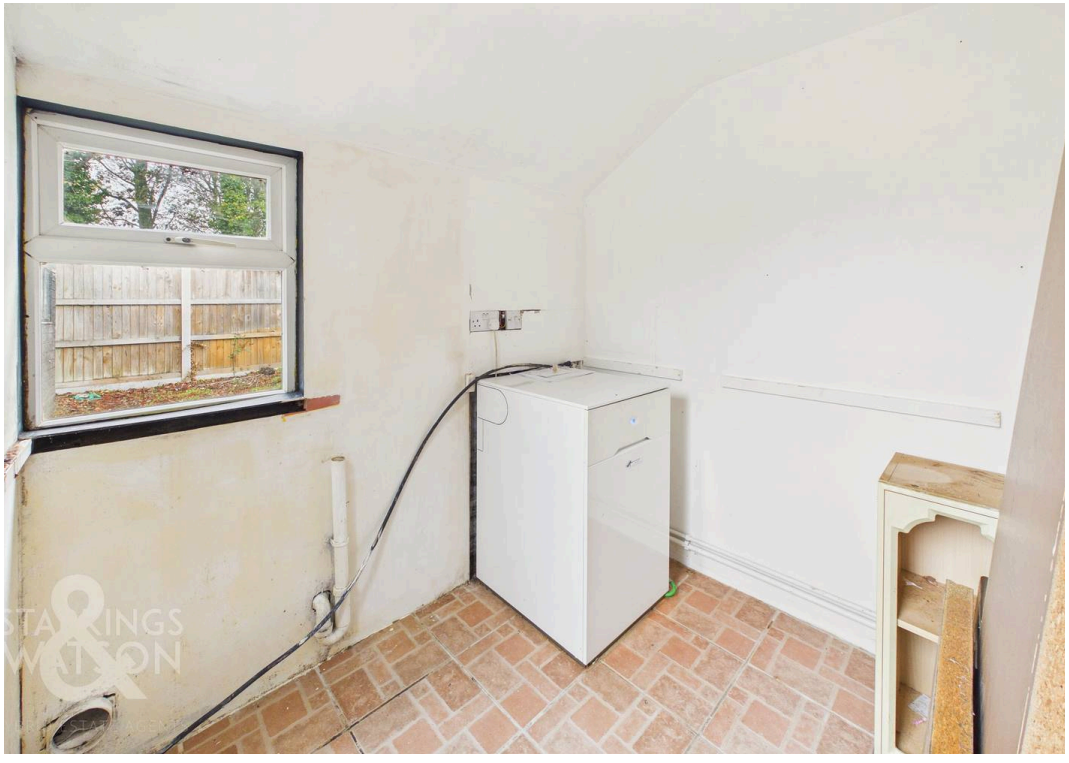
VIRTUAL TOUR
View our virtual tour for a full 360 degree of the interior of the property.











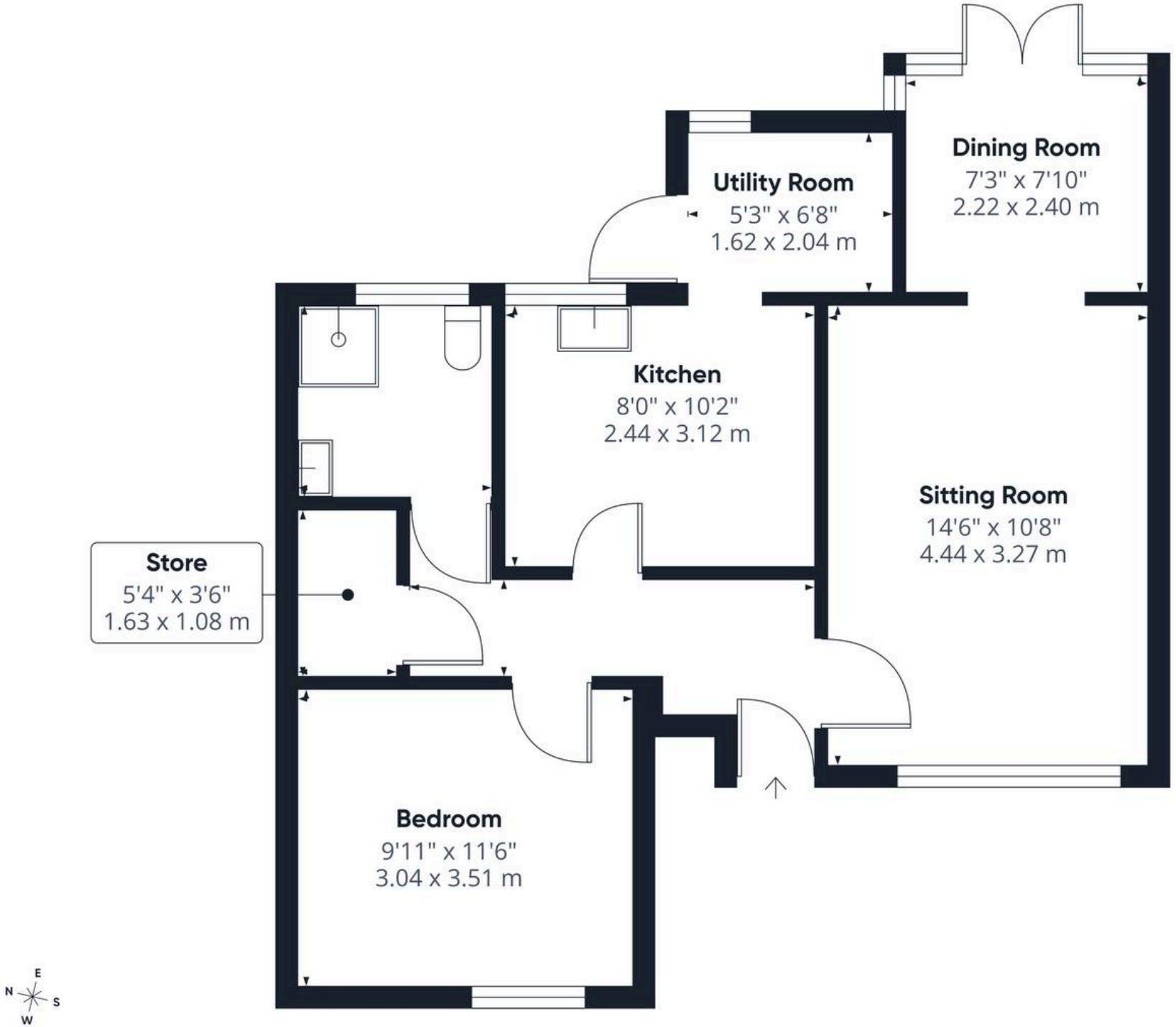






THE GREAT OUTDOORS

The rear garden is a blank canvas just waiting for the new owner to make their mark. Accessed either via the utility room or dining room. From the Utility room, a large patio is the perfect space for outside dining and entertaining, with a large shed sitting to the rear. Adjacent, the land is ready for landscaping, with large double gates linking access to the front garden via a passageway.



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Approximate total area(1)

573 ft²

53.3 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.