Aldreds
Estate Agents

The Stables, 25 The Green, Freethorpe, Norwich, NR13 3NY

Guide Price £300,000

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- Spacious Linked Detached Barn Converstion
- Impressive 7.3m Lounge & Dining Room
- Many Character Features
- Oil Fired Central Heating
- Spacious Driveway Parking
- Two Double Bedrooms
- Recenty Completely Re-Roofed
- Potential For Loft Conversion (subject To Required Permissions)
- Beautifully Presented Throughout
- Enclosed Low Maintenance Garden

Aldreds are delighted to offer this attractive barn conversion situated in the popular rural village of Freethorpe. This spacious single storey property has generous accommodation including an entrance hall, an impressive 7.3m dual aspect lounge, separate dining room, kitchen, two double bedrooms, shower room and separate w.c.

The property is presented in excellent order throughout and recently re-roofed with oil fired central heating and uPVC sealed unit double glazed windows and offers potential scope for a further loft conversion, subject to the required permissions. Outside, there is spacious driveway parking for three or four cars and an enclosed, low maintenance garden with timber summer house and workshop. Early internal viewing is highly recommended to appreciate this attractive rural property.

Entrance Porch
Glazed entrance patio doors, door to:

Hallway 12'11" x 7'0" (3.96m x 2.14m)
A lovely spacious hall with cloaks cupboard, airing cupboard housing hot water cylinder, loft access with ladder, tiled flooring, power points, radiator, thermostat, door leading off.

Separate W.C.
Tiled flooring, fully tiled walls, ventilation, hand wash basin, low level w.c.

Lounge 23'11" x 15'2" (7.3m x 4.63m)
A hugely spacious double aspect room with window to front, and full height window to side aspect, exposed ceiling beam, wall lighting, power points, television point, inglenook style fireplace with a oil fired wood burner style stove on a pamment tiled hearth with TV plinth to side, two radiators, television point, power points, open plan access via a brick built arch to;

Dining Room 12'10" x 10'5" (3.92m x 3.19m)

Vaulted ceiling with exposed beams, roof light to rear aspect, glazed sliding patio doors to front, radiator, power points, wall lighting, doorway giving access to;

Kitchen 12'10" x 9'1" (3.92m x 2.77m)

Part glazed stable style door to front aspect, window to side, tiled flooring, a range of solid wood fronted kitchen units with work surface and tiled splash back, ceramic butler style sink with mixer tap, wall cupboard under lighting, power points, television point, integrated fridge-freezer, washing machine, dishwasher, free standing cooker, extractor, microwave, exposed ceiling beams.

Bedroom 1 13'5" increasing to 15'7" x 12'2" (4.1m increasing to 4.77m x 3.72m)

Window to side aspect, radiator, power points, television point, built-in wardrobe.

Bedroom 2 13'5" extending to 15'7" x 11'5" (4.1m extending to 4.77m x 3.5m)

A double aspect room with windows to front and side, built-in wardrobe, radiator, power points, television point.

Directions

From Acle, proceed out of the village centre on the Reedham Road at the junction on The Street, by the church. Continue through the village of Moulton St Mary and onto Freethorpe as the Reedham Road runs into The Green. Continue, passing the village shop on the right for approx another 500 yards, before turning into the shared drive to the right, almost opposite the pond. The property can then be found to the right hand side, located by our 'For Sale' board.

Outside
The property is approached via a shared access from The Green opening out into a large private parking area and driveway, with ample parking space for a number of vehicle. There is a patio area to the front of the property with external lighting and water suppl. A timber gate gives access to an enclosed front garden area with an attractive magnolia tree, uPVC oil storage tank, timber workshop with power and lighting and an archway leading to the garden area to the side, which is mainly shingled with raised beds well stocked with a variety of planting to borders, nicely enclosed with a high level brick wall and close board panel fencing to boundaries, external oil fired boiler for hot water and central heating.

Timber Summer House 9'6" x 7'5" (2.92m x 2.27m)
With power supply.

New Roof
The property has recently been re-roofed with new tiles, breathable membrane and improved insulation. A course of re-pointing has also been undertaken where necessary.

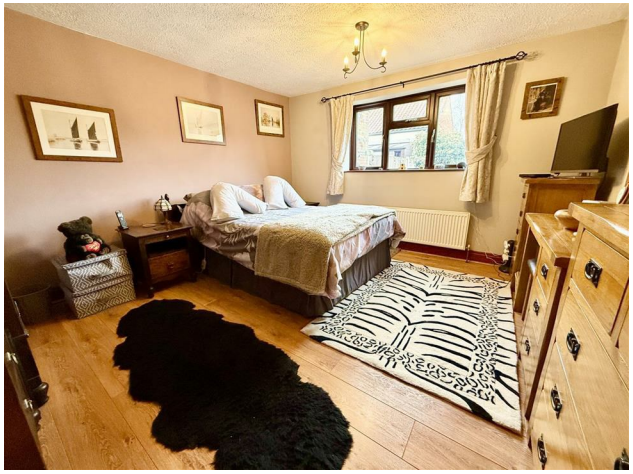
Tenure
Freehold.

Services
Mains water, electric and drainage. Improvements in insulation have been made since the last EPC assessment.

Council Tax
Broadland District Council. Band 'D'

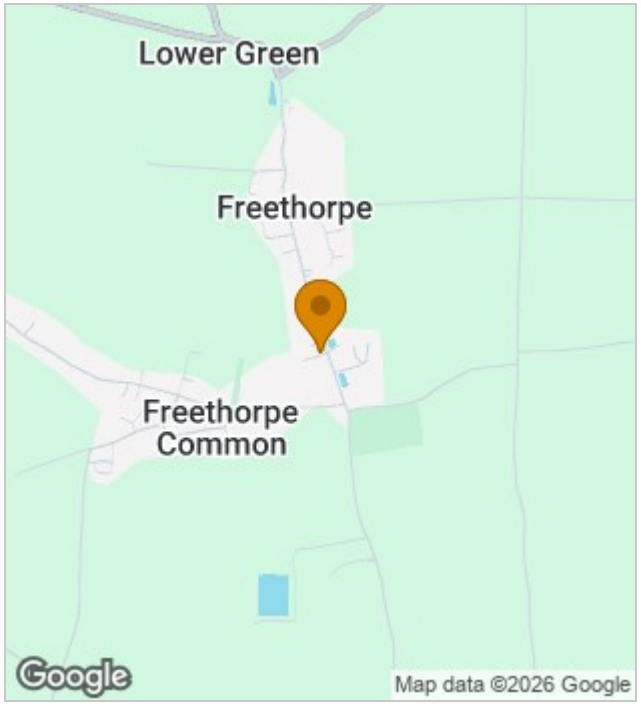
Location
Freethorpe is an attractive rural village, lying between the larger villages of Reedham and Acle and approx 15 miles to the East of the Fine City of Norwich and approx 10 miles from Great Yarmouth. The village offers a primary school, local convenience store and a sports and social club within the village hall and recreation ground.

Reference
PJL/S9921

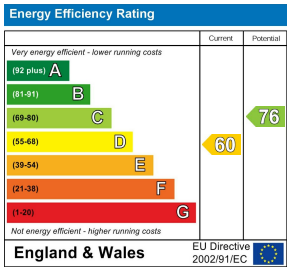


Floor Plans

Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089
if you wish to arrange a viewing appointment for this property or require further information.

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