The Green, Freethorpe, Norwich
Offers In Excess Of £400,000 Freehold
Energy Efficiency Rating : 40

- Detached Family Home
- Approx. 0.2 Acre Plot (stms)
- Three Reception Rooms
- Open Plan Kitchen with Vaulted Ceiling
- Sitting Room with French Doors
- Annex Potential (stp)
- Four Double Bedrooms
- Garage & Driveway

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116
This DETACHED FAMILY HOME occupies a plot of approximately 0.2 ACRES (stms), whilst being within WALKING DISTANCE to the VILLAGE PRIMARY SCHOOL and HIGH SCHOOL bus stop. The property has been EXTENDED and MODERNISED, whilst being finished with OAK WOOD DOORS, and offers ANNEX POTENTIAL (stp). Stepping inside, a welcoming HALL ENTRANCE offers a spacious greeting area with stairs rising to the first floor. The accommodation comprises 17' SITTING ROOM with FRENCH DOORS to rear, FAMILY ROOM, bedroom/study, cloakroom, utility room and AMAZING OPEN PLAN KITCHEN and DINING ROOM with VAULTED CEILING and velux windows flooding the room with light! The first floor offers a GALLERIED LANDING, three further DOUBLE BEDROOMS including the master with EN SUITE and FAMILY BATHROOM. To the outside, AMPLE OFF ROAD PARKING can be found with the integral garage to front, with the gardens LAID TO LAWN with OPEN FIELD VIEWS beyond.

LOCATION
Situated in the heart of Freethorpe, the village is situated to the East of Norwich having local facilities including the village shop (with cash machine facilities), public house, church and primary school. Buses run from the village to both Acle and Fleggburgh High School, along with East Norfolk College. 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.

DIRECTIONS
You may wish to use your Sat-Nav (NR13 3NY), but to help you...Leave Norwich heading east on the A47 continuing straight over the Brundall roundabout, continuing through the 50 mph section bearing left signposted Acle. At the roundabout turn right and at the mini roundabout turn right onto Reedham Road. Along this road you will pass through the village of Moulton St Mary and into the Village of Freethorpe. The property can be found on your left hand side indicated by our For Sale board.

The property is set back from the road with a block paved driveway, brick built wall enclosing the garden, and access leading to the main property and garage. Gated access leads to the driveway.

uPVC obscure double glazed entrance door to:

ENTRANCE HALL
Amtico wood effect flooring, radiator x2, stairs to first floor landing with storage cupboard under, wall lighting, alarm control panel, coved ceiling, doors to:

DINING ROOM
11' 5" x 9' 8" (3.48m x 2.95m) Offering an open plan aspect to the kitchen/breakfast room with continued Amtico wood effect flooring, radiator, uPVC double glazed bow window to front, wall lighting, smooth coved ceiling with ceiling rose, open plan to:
KITCHEN/BREAKFAST ROOM
17' 9" x 10' 8" (5.41m x 3.25m) This extended kitchen offers a light and bright interior with a vaulted ceiling and two velux windows. The kitchen offers a comprehensive range of wall and base level units with complimentary rolled edge work surfaces, and inset ceramic sink and drainer unit with mixer tap, matching up-stands, inset electric ceramic hob and built-in electric oven with stainless steel splash back and extractor fan, continued Amtico wood effect flooring, under cupboard lighting, built-in wine rack, uPVC double glazed window to front, built-in breakfast bar, USB charging, smooth ceiling with recessed spot lights, door to garage.

STUDY/BEDROOM
10' 8" x 10' 7" (3.25m x 3.23m) Fitted carpet, radiator x2, uPVC double glazed window to side x2, telephone point, coved ceiling.

SITTING ROOM
17' 11" x 12' 7" (5.46m x 3.84m) Feature gas coal effect fire set within a decorative timber surround and marble hearth, fitted carpet, radiator, uPVC double glazed window and French doors to rear, wall lighting, television point, smooth ornate coved ceiling with ceiling rose.

FAMILY/PLAY ROOM
14' 2" x 8' 9" Max. (4.32m x 2.67m) Karndean wood effect flooring, radiator, uPVC double glazed window to front, telephone point, USB charging, smooth ceiling with recessed spot lights, door to:

UTILITY ROOM
7' 7" x 4' 9" (2.31m x 1.45m) Fitted range of wall and base level units with complimentary rolled edge work surfaces, space for washing machine and tumble dryer, tiled flooring, wall mounted oil fired central heating boiler, uPVC obscure double glazed door to side, coved ceiling, door to:

CLOAKROOM
White two piece suite comprising low level W.C., pedestal hand wash basin, tiled splash backs and flooring, radiator, uPVC obscure double glazed window to rear, coved ceiling with recessed spot lights.

STAIRS TO FIRST FLOOR GALLERIED LANDING
Fitted carpet, radiator, uPVC double glazed window to side, built-in airing cupboard housing hot water tank, wall lighting, coved ceiling with loft access hatch, doors to:

DOUBLE BEDROOM
15' 2" x 12' 7" Max. (4.62m x 3.84m) Fitted carpet, radiator, uPVC double glazed window to rear, television and telephone points, coved ceiling, door to:

EN SUITE
8’ 8” x 7’ 5” (2.64m x 2.26m) Spacious room offering a three piece white suite comprising low level W.C., hand wash basin set within vanity unit with storage cupboard under, shower cubicle with thermostatically controlled shower, tiled splash backs, tile effect flooring, radiator, uPVC obscure double glazed window to rear, wall lighting, smooth coved ceiling with extractor fan.
FAMILY BATHROOM
White four piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, panelled bath with mixer tap, shower cubicle with thermostatically controlled shower, tiled splash backs, vinyl flooring, radiator, uPVC obscure double glazed window to side, shaver point, coved ceiling with recessed spot lights and extractor fan.

DOUBLE BEDROOM
12' 4" x 8' 9" Max. (3.76m x 2.67m) Fitted carpet, radiator, uPVC double glazed window to front, range of fitted bedroom furniture including wardrobes and over bed storage, television point, coved ceiling.

DOUBLE BEDROOM
11' 4" x 10' 3" (3.45m x 3.12m) Fitted carpet, radiator, uPVC double glazed window to front, dado rail, television points, coved ceiling.

OUTSIDE REAR
The property occupies a plot of approximately 0.2 acre (stms), with the rear garden laid to lawn and enclosed with timber panelled fencing. Raised flower beds can be found, along with various timber sheds, and a hard standing patio which leads from the sitting room.

GARAGE
18' 5" x 11' 4" (5.61m x 3.45m) Up and over door to front, uPVC double glazed French doors to rear, storage above, power and lighting.
Agents Note: 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.