

Yarmouth Road,
Hales, Norfolk

MUSKER McINTYRE
ESTATE AGENTS

A quintessential, red brick, Victorian Cottage situated providing fantastic access to Loddon, Norwich and the stunning surrounding green spaces that frame the Waveney and Chet River Valleys. Much loved by the current owner this deceptively spacious home blends the character of the cottage with many modern conveniences such as air source heating and solar panels. Internally the ground floor offers two generous reception rooms, spacious hallways, cloakroom and a stunning kitchen/breakfast room. On the first floor two fine double bedrooms and family bathroom are found. Outside off road parking and a charming walled cottage garden complement the property.



Accommodation comprises briefly:

- Entrance Hall • Sitting Room with Wood Burner
- Dining Room • Inner Hall & Cloakroom
- Kitchen/Breakfast Room • Landing
- Two Double Bedrooms • Family Bathroom
- Off-Road Parking • Walled Cottage Rear Garden

Property

Stepping through the front door of the deceptively spacious home we are welcomed by the entrance hall which provides the perfect spot to kick off your boots after enjoying one of the many countryside walks that surround the village. A door opens to into the main living space where the open plan sitting and dining rooms are a delight. These two rooms offer designated areas whilst lending the space ideally to family life and entertaining alike. In the dining room a large window fills the space with natural light that reflects off the timber flooring and there is a feature bread oven door on the wall. Whilst in the sitting room a second window looks to the front whilst the fireplace offers a cosy focal point to the room and houses the wood burning stove. Stepping to the rear we find a spacious inner hallway with a stable door opening to the gardens, stairs rising to the first floor and the downstairs lavatory. Set looking onto the rear gardens the stunning kitchen/breakfast room is found. Our eye is drawn to the vaulted ceiling and feature high set windows whilst an attractive range of wall and base units are complemented by timber work surfaces. The Rangemaster cooker and Samsung double fridge will be included in the sale. Terracotta pamnents underfoot further enhance the character of this super room. Climbing the stairs to the first floor we find the landing leading to the two double bedrooms and bathroom. Both bedrooms are set to the front of the house and enjoy large windows looking to the front aspect. Exposed timber floors line both rooms and fitted storage is found. Additionally, the larger room features a fireplace that serves as a nice focal point. At the rear the bathroom completes the accommodation. This stunning room echoes the thought that has gone into the décor throughout and offers a free-standing bath and separate shower, w/c and wash basin set within a vanity unit.























Outside

From Yarmouth Road we approach the property via the driveway which offers our off road parking and access to both the front courtyard and walled rear garden. A gate opens to the front courtyard where a path leads us to the front door. A low wall forms the boundary whilst flowering beds are filled with colour and scent. At the had of the drive a full height timber gate opens to the rear garden. The rear is laid to patio and framed with a range of low lying flower beds that are filled with a variety of native plants and shrubs which contracts against the red brick boundary walls. A door opens from the inner hallway whilst windows from the kitchen look onto the space. The air source heat pump is positioned by the back door.

Location

The South Norfolk village of Hales is found just off the A146 and a short drive Loddon. Hales has a village hall and village cricket and bowls club, as well as a takeaway restaurant and garage/shop on the main road. Loddon is a very popular small town providing schools (including Hobart High and Langley School), nurseries, shops, Post Office, Churches, doctors surgery, dentist, library, cafes, pubs and access to the Broads network. The market towns of Beccles and Bungay are within easy reach and provide further amenities. The Cathedral City of Norwich is about 20 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 40mins). The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are approx. 20 miles away.

Fixtures & Fittings
All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services
Air Source central heating. Solar Panels. Mains electric, water and drainage connected. Full internal wall insulation throughout.

Energy Rating: B

Local Authority:
South Norfolk Council
Tax Band: C
Postcode: NR14 6SP

What3Words: ///agrees.contracts.centrally

Tenure
Vacant possession of the freehold will be given upon completion.

Agents' Note
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £265,000



To arrange a viewing, please call 01508 521110

Offices throughout Norfolk & Suffolk:

Loddon	01508 521110
Bungay	01986 888160
Halesworth	01986 888205

www.muskermcintyre.co.uk

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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