

SmartSale

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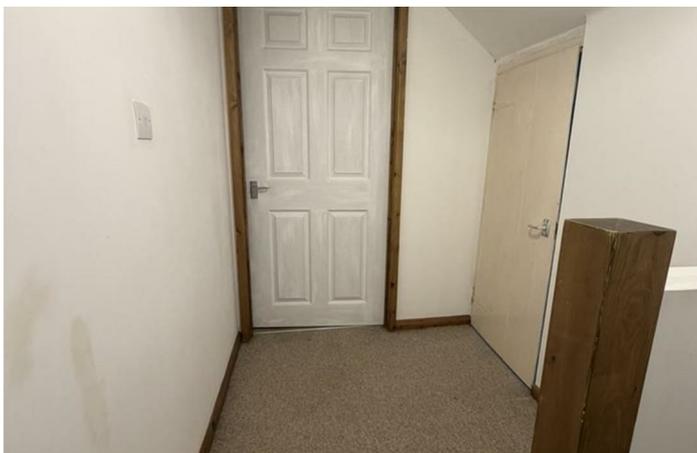
## The Green

Freethorpe, Norwich NR13 3NY

- Two well-proportioned bedrooms to the first floor
  - Separate dining area
- Bright and airy lounge area
- Large enclosed lawned gardens
- round floor family bathroom with bath and shower overhead
  - Tandem driveway offering off-road parking for multiple vehicles
- Fitted kitchen with rear lobby providing practical storage and garden access

**£185,000 Freehold**





## Location

## Full Description

Welcome to this charming 2-bedroom semi-detached house nestled in the peaceful village of Freethorpe. Perfect for first-time buyers, small families, or those looking to downsize, this delightful home offers a comfortable and inviting living environment set within a quintessentially English rural setting. With its warm and welcoming atmosphere, this property promises a perfect blend of country living and convenient access to nearby towns and amenities.

Step inside the property, and you'll immediately appreciate the spacious reception room that serves as the heart of the home. This versatile living area offers ample space for relaxing or entertaining guests and is filled with natural light through generous windows, creating a bright and airy feel throughout. The layout is perfect for both everyday living and special occasions, providing plenty of opportunities to personalise the space to suit your style and needs.

The kitchen is functional and well-proportioned, offering a dining area and plenty of storage and work surface space, ready for you to create your dream cooking environment. Its practical design ensures that meal preparation is always a pleasure, whether you enjoy casual dining or hosting family meals. Adjacent to the kitchen, you'll find convenient access to the rear garden, making it easy to enjoy outdoor dining or relax in a peaceful setting during warmer months.

This semi-detached home benefits from two comfortable bedrooms, each offering a tranquil retreat at the end of the day. Both rooms are well-sized, with big windows that allow plenty of daylight to flood in, creating a soothing ambience. These bedrooms provide an excellent balance of space and versatility, suitable for guest rooms, home offices, or hobby areas depending on your requirements.

One unique aspect of this property is its potential for you to personalise and adapt the space to your lifestyle, including the addition of a bathroom if desired, as the current layout includes two bedrooms and one reception room, and a ground floor family bathroom fitted with an overhead

shower. This presents an exciting opportunity for those looking to put their own mark on a home and create a tailored living environment.

The property enjoys a modest garden to the rear, ideal for gardening enthusiasts or simply for enjoying some fresh air away from the bustle of daily life. The outdoor space provides a lovely spot for children to play safely or for peaceful afternoons surrounded by nature. To the front, off-street parking is available, adding convenience to your daily routine.

In summary, this attractive 2-bedroom semi-detached house in Freethorpe offers fantastic potential and a wonderful place to call home. Whether you're starting out or downsizing, this property combines peaceful village living with the convenience of nearby facilities. Don't miss this opportunity to secure a unique home brimming with character and potential. Arrange your viewing today to appreciate everything this delightful property has to offer!

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Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**2. General:** While we endeavour to make our sales

particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**3.** The measurements indicated are supplied for guidance only and as such must be considered incorrect.

**4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

**5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SMARTSALE4U NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**



Local Authority  
Council Tax Band **A**  
EPC Rating **G**



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