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Briar Lane,
Hales, Norfolk

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A delightful, four bedroom family home boasting approx. 1400 sq. ft of accommodation and an exceptional plot on this rarely available lane. This spacious DETACHED HOUSE is offered for sale CHAIN FREE and although superbly maintained, offers the new owners a chance to put their own stamp on it. Set on a generous plot, the property is located in a quiet, popular and sought after location in Hales. The property is set footsteps from the rolling Norfolk countryside yet near to local amenities in Loddon and offering superb bus connections to Norwich and Beccles.

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Kitchen/Breakfast Room
- Dining Room
- Conservatory
- Cloakroom
- Four Generous First Floor Bedrooms,
- En-suite to Principal Bedroom
- Family Bathroom
- Attractive Front & South Facing Rear Garden
- Garage & Utility Room
- Off Road Parking

Property

On entering this deceptively spacious, family home you are welcomed into the light hall with doors offering access into the generous sitting room (leading into the conservatory), a family-sized kitchen/breakfast room opening into the dining room and a cloakroom with WC and hand wash basin. Stairs lead to the first floor. The sitting room offers views to the front aspect allowing natural light to shine through with double doors opening into the conservatory and onwards to the rear garden. The kitchen/breakfast room truly is the heart of this family home. It features a range of wall and base units with modern integrated appliances and laminate worktops (including a breakfast bar) offering plenty of workspace and room for a family dining table and chairs. An open archway leads into the dining room further extending the space perfect for family life and entertaining alike. From the kitchen a door opens to the conservatory providing a full circle around the home. The conservatory opens to the patio and gardens. On the first floor there are three good-sized double bedrooms and a fourth generous single bedroom (all leading off the galleried landing). The principal bedroom is located at the rear of the property offering a modern, en-suite shower room. Also on this floor are two further double bedrooms, a single bedroom, and a family bathroom. This completes the accommodation.









Outside

The house is approached via an extensive private driveway offering off road parking for multiple vehicles and giving (side) access to further gated parking and the garage/utility room at the rear. This structure is of brick construction with a pantile roof; the garage has an electric roller door, light, and power, while the utility area offers a range of base units with a laminated work surface, stainless steel sink with drainer and plumbing for a washing machine. The front garden offers a large lawn area with hedgerows providing privacy and a hard standing driveway leading to the front of the property. The low-maintenance rear garden offers a large patio and lawned area ideal for 'al-fresco' dining, entertaining or simply to sit and relax.

Location

Hales is a picturesque village and designated conservation area offering superb access to Norwich City and the surrounding market towns. Briar Lane offers a peaceful, sought after position in the heart of the village. Set just north, Loddon is just a short drive or healthy walk away and provides all the amenities you could need; schools, nurseries, shops, Post Office, Churches, doctors surgery, dentist, library, veterinary practice, pharmacy and range of recreational options. There is access to the Broads Network via Loddon Staithe and the River Chet, along which there are some lovely walks. The market towns of Beccles and Bungay which provide a fuller range of 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 51mins). 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

Oil fired central heating and hot water. Mains electricity, water & drainage.

Energy Rating: TBA

Local Authority:

South Norfolk Council

Tax Band: E

Postcode: NR14 6SY

What3Words: ///puncture.banquets.cycle

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: £435,000



To arrange a viewing, please call 01508 521110

Offices throughout Norfolk & Suffolk:

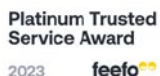
Loddon 01508 521110

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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