



126 The Common, Freethorpe

Minors & Brady



126 The Common

Freethorpe, Norwich

Substantial detached family home offering over 2,100 sq. ft. of beautifully versatile accommodation with countryside views to the rear. Positioned in a desirable village setting, the property combines the charm of rural living with convenient access to local amenities and rail links. Multiple reception spaces, including an impressive garden room extension, create a superb environment for both everyday family life and entertaining. Four double bedrooms, including a principal suite with dressing area and en-suite, ensure ample space for growing families. Complemented by a landscaped garden, extensive driveway parking and an integral garage, this is a home that effortlessly balances space, comfort and lifestyle.

- Substantial detached family home extending to approximately 2,108 sq. ft. (stms) of versatile accommodation
- Rare village setting combining countryside surroundings with easy access to Cantley railway station and local amenities
- Impressive 24' sitting room featuring a fireplace and seamless connection to the separate dining room
- Open-plan kitchen with integrated appliances, adjoining utility room and direct access to the garden room
- Superb 24' garden room extension with French doors opening onto the landscaped rear garden
- Four generous double bedrooms, including a principal suite with walk-in wardrobe and newly refurbished en-suite shower room
- Contemporary family shower room and ground floor cloakroom, both presented to a high standard
- Quality Karndean flooring running throughout the majority of the ground floor accommodation





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The Location

The Common enjoys a peaceful position within the rural village of Freethorpe, surrounded by open Norfolk countryside and attractive green spaces. The setting offers a wonderful balance of village tranquillity and everyday convenience, with residents benefiting from a slower pace of life whilst remaining well connected to surrounding towns and amenities.

Freethorpe is a well-established village with a strong sense of community and a range of useful local amenities. These include a primary school, village hall, public house and local convenience facilities that support day-to-day living. Community events and local groups contribute to the welcoming atmosphere for which the village is known, creating an environment that appeals to families, retirees and those seeking a more relaxed lifestyle away from busier urban areas.

The village is particularly well placed for access to some of Norfolk's most desirable destinations. The Broads National Park lies nearby, offering miles of scenic waterways, nature reserves, cycling routes and opportunities for boating.

For those needing to travel further afield, the city of Norwich is within comfortable reach, providing an extensive range of shopping, dining, entertainment and cultural attractions. Norwich also offers mainline rail connections, a university, hospitals and excellent employment opportunities. Meanwhile, the historic market town of Acle is just a short drive away, providing additional everyday amenities and convenient access towards the Norfolk coastline.



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The Common, Freethorpe

Set in a rarely available position that combines the tranquillity of countryside living with convenient access to local amenities and Cantley railway station, this beautifully improved detached family home offers an exceptional amount of versatile living space extending to approximately 2,108 sq. ft. (stms). Thoughtfully updated by the current owners, the property provides a wonderful balance of generous room proportions, modern comforts and flexible accommodation suited to a variety of lifestyles.

Stepping inside, a welcoming central hallway immediately sets the tone for the rest of the home, offering access to the principal rooms and staircase to the first floor. The ground floor has been designed with modern family living in mind, with a natural flow between the reception spaces creating an inviting and sociable environment.

At the heart of the home is the impressive sitting room, a substantial space centred around an attractive fireplace that provides a warm focal point during the colder months. Large windows draw in natural light, while the generous proportions allow ample space for a variety of furniture layouts. An opening leads directly into the separate dining room, a versatile space equally suited to formal dining, a playroom, home office or additional reception room depending on individual requirements.



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Positioned to the rear, the kitchen is fitted with a range of quality storage units, integrated appliances and extensive work surfaces, creating a practical and functional environment for everyday living. Adjoining the kitchen is a useful utility area, providing additional storage and space for appliances whilst helping to keep the main kitchen clutter free.

A particular highlight of the property is the superb garden room extension. Stretching across the rear of the home, this impressive reception space enjoys views over the garden and surrounding countryside beyond. With extensive glazing and French doors opening directly onto the patio, it creates a seamless connection between the indoor and outdoor spaces whilst offering exceptional flexibility as a family room, entertaining area or peaceful place to unwind.

Completing the ground floor is a well-appointed cloakroom and access to the integral garage, which not only provides excellent storage but also offers future conversion potential subject to the necessary permissions.



The first-floor accommodation is equally impressive. The spacious landing gives access to four genuine double bedrooms, making this an ideal family home. The principal bedroom enjoys a particularly attractive outlook across the rear garden and open countryside beyond while benefitting from a walk-in wardrobe and a stylish en-suite shower room. The remaining bedrooms are all generously proportioned and well served by a contemporary family shower room featuring a modern suite and rainfall shower.

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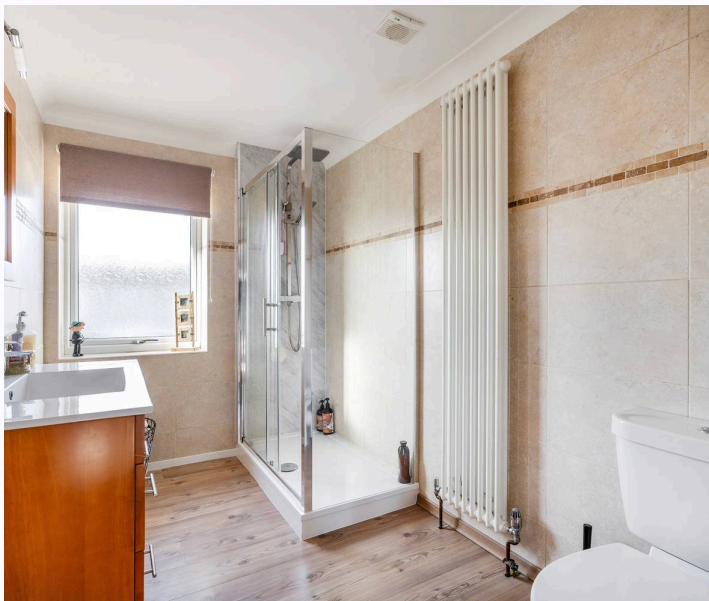
Freethorpe, Norwich

Outside, the property continues to impress. The front approach is enhanced by a large private driveway providing extensive off-road parking for multiple vehicles, alongside access to the integral garage. Attractive planted borders soften the frontage and create a welcoming first impression.

The rear garden has been thoughtfully landscaped to create an attractive and highly usable outdoor space. A paved patio immediately outside the garden room provides the perfect setting for outdoor dining and entertaining, while expanses of lawn are complemented by colourful raised planting beds, established shrubs and a variety of mature planting. Further features include a greenhouse, additional seating areas and a decked terrace positioned to enjoy the peaceful surroundings. Fully enclosed and enjoying a high degree of privacy, the garden also benefits from delightful views over the neighbouring countryside, creating a wonderful backdrop throughout the seasons.

Agent's Note

This property will be sold freehold and connected to mains water, electricity, oil-fired heating and drainage.

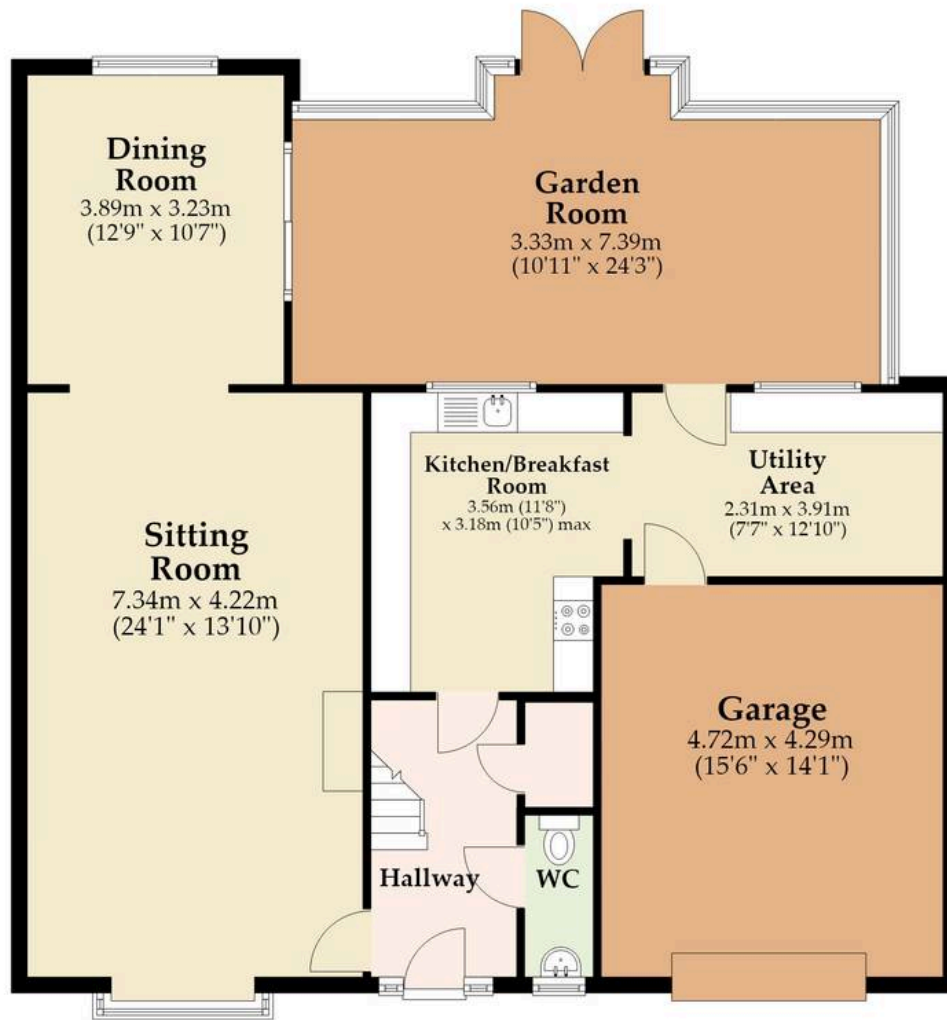


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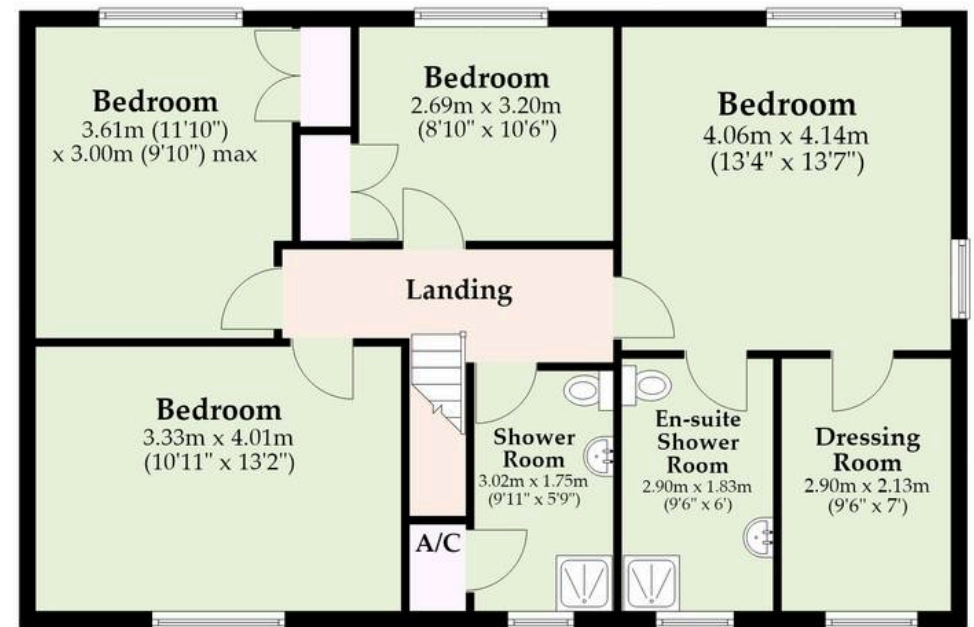
Ground Floor

Approx. 126.3 sq. metres (1359.5 sq. feet)



First Floor

Approx. 81.3 sq. metres (874.8 sq. feet)



Total area: approx. 207.6 sq. metres (2234.4 sq. feet)

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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