



01263 822373
arnoldkeys.com

The Lynkes, Chapel Road . Thurgarton . NR11 7NP



Guide £525,000

A BEAUTIFUL MODERN HOME IN A VILLAGE SETTING

Thurgarton is a small North Norfolk Village adjacent to Aldborough, famous for its Village Green where regular cricket games are still played. The renowned North Norfolk Coast is just 5 miles distant too. The Lynkes is an individual property designed by the current owners for their own occupation and is a beautifully presented home offering adaptable accommodation. The welcoming entrance hall is generously proportioned and leads to the large sitting room with its oak floor, central fireplace and windows to three aspects including French doors to the garden. Central to the ground floor is the shower room with w.c. The kitchen/dining room is a wonderful entertaining space, with windows front and rear and a kitchen area comprehensively fitted with a range of matching units. There is also an island unit which provides a small breakfast bar too. The utility room with the oil fired boiler and washing facilities is off the kitchen and to complete the ground floor is the Bedroom/Study which is adaptable to suit the need for a home office if required. The first floor has a galleried landing which provides access to the three double bedrooms, one of which has an ensuite shower room. This floor is completed with the family bathroom offering a traditional three piece suite.

The property is approached over a large gravelled driveway leading to the DOUBLE GARAGE. The gardens then sweep to the side of the property and include a decking area over a small stream and leads to a lawned garden with mature shrubs and plants. There is also an area set aside for the LPG tanks and refuse bins.

We are obliged to inform you that the vendor is a member of Arnolds Keys' staff



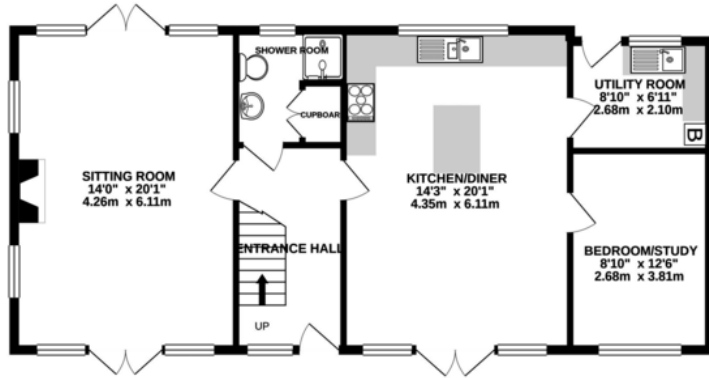
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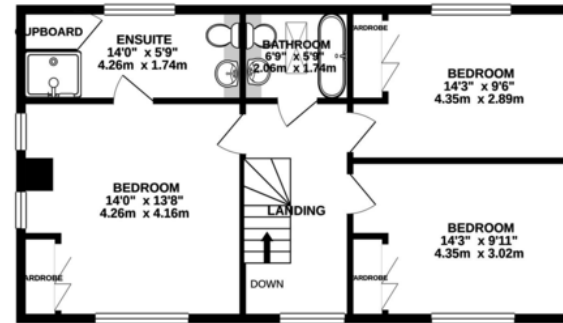
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GROUND FLOOR
866 sq.ft. (80.4 sq.m.) approx.



1ST FLOOR
675 sq.ft. (62.7 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency. Properties are given a rating from A (most efficient) to G (least efficient).

TOTAL FLOOR AREA : 1540 sq.ft. (143.1 sq.m.) approx.

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.
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coastal@arnoldskeys.com

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