



Ashby Road, Thurton, Norwich

Guide Price £325,000 - £350,000 Freehold

Energy Efficiency Rating : TBC

- ✓ No Chain!
- ✓ Semi-Detached Home
- ✓ Extended & Modernised
- ✓ Low Maintenance Gardens
- ✓ Ample Off Road Parking
- ✓ 19 Sitting Room
- ✓ 18' Family Room
- ✓ Four Bedrooms

To arrange an accompanied viewing please call our Poringland Office on 01508 356456





NO CHAIN! This EXTENDED and MODERNISED semi-detached home offers over 1250 Sq ft (stms), with AMPLE PARKING, low maintenance GARDENS, and a FAMILY FRIENDLY OPEN PLAN LAYOUT. Situated within WALKING DISTANCE to the village Park, Pre-School and Primary School, excellent transport links can be found on the nearby A146 to NORWICH and LOWESTOFT. Once inside, a WELCOMING ENTRANCE hall greets you, with a USEFUL UTILITY/cloakroom providing storage, and the KITCHEN/BREAKFAST ROOM sitting centrally in the property, flowing seamlessly into the main living spaces. To one side, the 19' SITING ROOM offers a large PICTURE WINDOW and open plan layout to the GARDEN ROOM with its full height windows and VAULTED CEILING. To the other side of the KITCHEN, the 18' FAMILY/DINING ROOM can be found, with BI-FOLDING DOORS to the garden. Upstairs, FOUR BEDROOMS and the family bathroom can be found, with POTENTIAL for an EN SUITE, with the PLUMBING INSTALLED.

LOCATION

Situated just off the A146, the rural village of Thurton is extremely convenient for access to Norwich. Some 15-20 minutes away, but with the benefits of multiple countryside walks, and the typical village amenities including a Public House, Primary School and Village Hall. The amenities are shared with the neighbouring villages which all connect, whilst Loddon which is approximately a 5-10 minute drive away has a far wider range of amenities including Doctors, Shops and High Schools.

DIRECTIONS

You may wish to use your Sat-Nav (NR14 6AX), but to help you...Leave Norwich on the A146 heading South. Pass the turnings for Bramerton, Poringland and Hellington. Proceed towards Thurton, heading down the hill, turning left on to Ashby Road, before the speed camera, where the property can be found on your right hand side, indicated by our For Sale board.

The property is approached via a large shingled driveway providing ample off road parking, with low level fencing to the front boundary and steps leading to the main entrance door. A useful storage area can be found under the extension to the right hand side of the property, whilst gated access leads to the rear garden.

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Wood effect flooring, radiator with decorative cover, cloaks storage space, stairs to first floor landing, smooth ceiling, doors to:

UTILITY/CLOAKROOM

10' 9" x 5' 9" (3.28m x 1.75m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, space for fridge freezer, washing machine and tumble dryer, built-in wine rack, low level W.C, wood effect flooring, radiator, uPVC obscure double glazed window to front, extractor fan, electric fuse box, wall mounted gas fired central heating boiler, smooth ceiling with recessed spotlighting.

KITCHEN/BREAKFAST ROOM

11' 3" x 9' 9" (3.43m x 2.97m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset sink and drainer unit with mixer tap, tiled splash backs, space for electric cooker with extractor fan, wood effect flooring, integrated dishwasher and fridge, built-in breakfast bar, uPVC double glazed window to rear, telephone point, USB charging sockets, opening to sitting room, open plan to:

FAMILY/DINING ROOM

18' 1" x 9' 7" (5.51m x 2.92m) Wood flooring, radiator, uPVC obscure double glazed window to side, television point, uPVC double glazed bi-folding doors to rear garden, smooth coved ceiling.

SITTING ROOM

19' 11" x 12' 11" Max. (6.07m x 3.94m) Fitted carpet, radiator x2, uPVC double glazed window to front, built-in storage cupboards, television point, wall lighting, smooth coved ceiling, open plan to:

GARDEN ROOM

With an insulated and tiled warm roof, this flexible room offers full height uPVC double glazed windows to side and rear, uPVC obscure double glazed high level windows to side, wood effect flooring, wall mounted electric heater, wall lighting, smooth vaulted ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, coved ceiling with loft access hatch, doors to:

DOUBLE BEDROOM

19' 10" x 9' 7" (6.05m x 2.92m) Fitted carpet, radiator, uPVC double glazed window to front, uPVC obscure double glazed window to rear providing potential for an en suite as plumbing is already installed, television point and Sky television socket, smooth ceiling with recessed spotlighting.

FAMILY BATHROOM

Modern white three piece suite comprising low level W.C. with hidden cistern, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, panelled bath with mixer tap, electric shower and glazed shower screen, tiled walls, vinyl flooring, heated towel rail, uPVC obscure double glazed window to rear, wall mounted vanity mirror with lighting, smooth ceiling with recessed spotlighting.

DOUBLE BEDROOM

10' 10" x 10' 3" Max. (3.3m x 3.12m) Fitted carpet, radiator, uPVC double glazed window to front, built-in storage cupboard and storage shelving, coved ceiling.

DOUBLE BEDROOM

13' 7" x 9' 4" Max. (4.14m x 2.84m) Fitted carpet, radiator, uPVC double glazed window to rear, range of fitted bedroom furniture including double wardrobe, smooth coved ceiling.

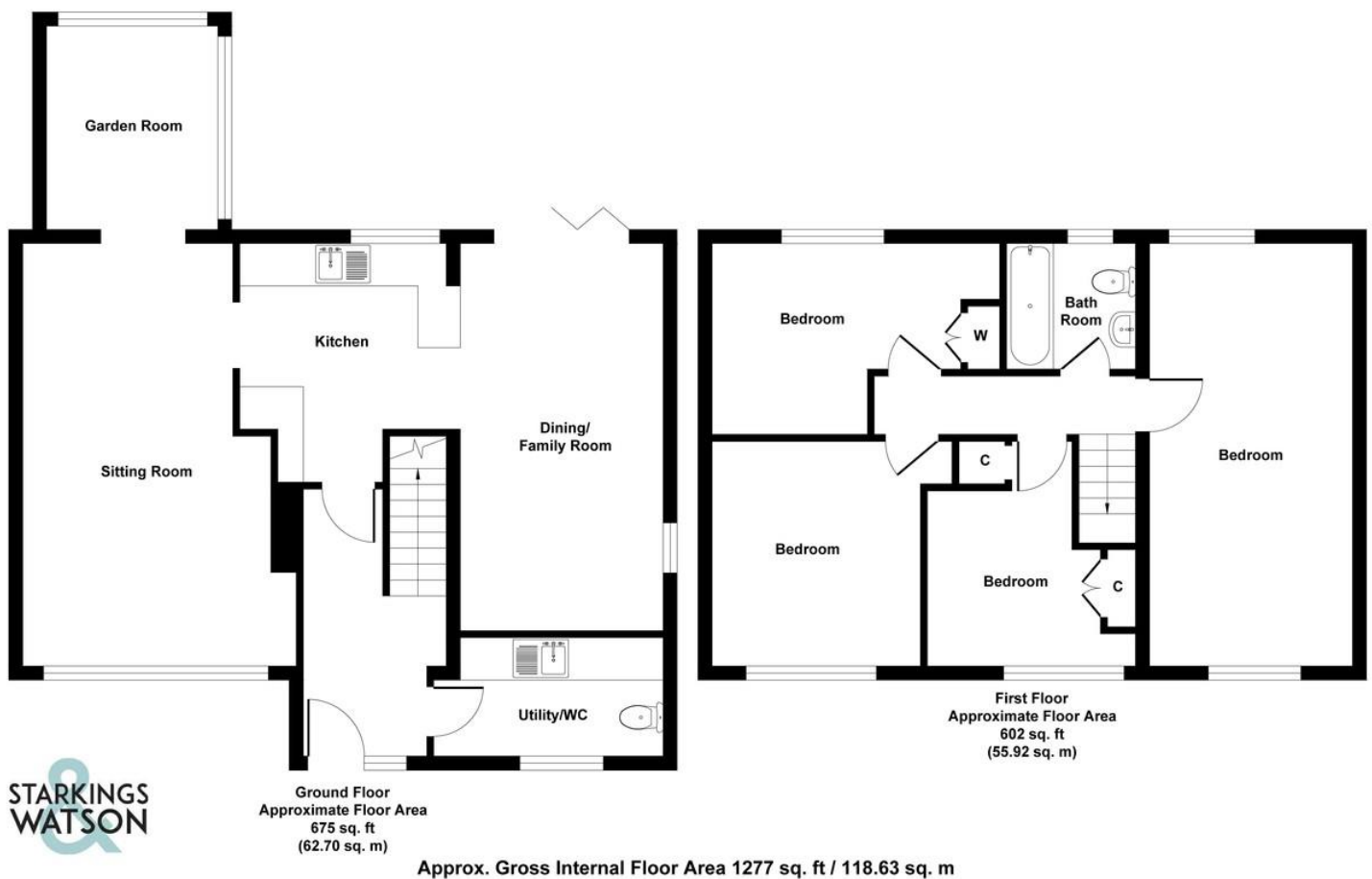
DOUBLE BEDROOM

11' 4" x 10' 11" Max. (3.45m x 3.33m) Fitted carpet, radiator, uPVC double glazed window to front, smooth coved ceiling.

OUTSIDE REAR

Leaving the property via the family/dining room bi-folding door, steps lead down to a low maintenance garden with central artificial lawn and adjacent hard standing patio providing the perfect space for entertaining and alfresco dining. The garden is enclosed with timber panelled fencing with an outside tap and water supply, and a useful underground storage recess below the garden room.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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