



Slip Road, Thurlton, Norwich

Guide Price £600,000 - £650,000 Freehold

Energy Efficiency Rating : D

- ✓ Extended Detached Cottage
- ✓ Potential to Extend Further (stp)
- ✓ Approx. 0.66 Acre Plot (stms)
- ✓ Two Reception Rooms
- ✓ Kitchen/Dining Room
- ✓ Five Double Bedrooms
- ✓ Bathroom & Shower Room
- ✓ Rural Setting with Field Views

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







With PANORAMIC FIELD and MARSHLAND VIEWS, this SUBSTANTIAL DETACHED HOME is tucked away on a PLOT of some 0.66 Acres (stms), with OVER 2000 Sq ft (stms) of internal accommodation. Having been EXTENDED and MODERNISED in recent years, and with FURTHER POTENTIAL to EXTEND (stp), the property is ready to finish some minor works and put their own mark on this STUNNING and UNIQUE FAMILY HOME - which offers an ABUNDANCE of CHARACTER and CHARM. With PEACE, TRANQUILITY and the GOOD LIFE at the heart of this home, you find the KITCHEN/DINING ROOM at the centre of the property. With a RAYBURN warming the room in the cooler months, UNDERFLOOR HEATING is installed to the ground floor, with the accommodation including a DUAL ASPECT SITTING ROOM, shower room, family room and BOOT ROOM. Upstairs, two sets of stairs lead to FIVE DOUBLE BEDROOMS and the FAMILY BATHROOM - dressed to impress with FAR REACHING COUNTRY VIEWS, and a range of BUILT-IN STORAGE.

#### LOCATION

Thurlton is a small rural village located South East of Norwich within close proximity to the larger village of Loddon and Market Town of Beccles. Surrounded by open countryside and spectacular walks all year round, the village still boasts a local shop, public house and primary schooling. Regular bus and excellent road links provide easy access to the nearby villages, Norwich City Centre and across to Haddiscoe/St Olaves for boating on the Norfolk Broads.

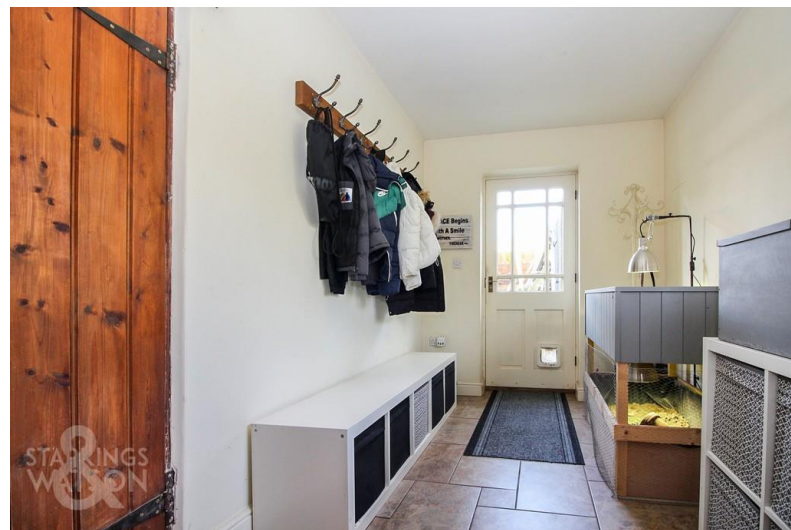
#### DIRECTIONS

You may wish to use your Sat-Nav (NR14 6QB), but to help....Leave Norwich on the A146 passing through Thurton and past Loddon. After a short distance turn immediately left after the BP petrol station at the roundabout onto Yarmouth Road and into the village of Hales. Proceed through this village and after a few miles turn left into Beccles Road signposted to Thurlton and Reedham Ferry. Follow this road into the village, bearing right onto Church Road, and left onto Low Road. Follow the road, keeping left, and turning onto Slip Road, where the property can be found on the right hand side.

#### AGENTS NOTE

We are advised the property requires some finishing touches to plaster and décor following the installation of the under floor heating room thermostats, whilst the radiators to the ground floor are now redundant. The heating is provided by the oil fired Rayburn, included in the sale. The property utilises a septic tank. This property benefits from vehicular and pedestrian access over the neighbouring property known as Slip Nurseries. This right was due to the property not originally owning its own gated driveway, which has since been created and is held on a separate title deed, with the right remaining in place. The property benefits from solar panels providing electricity and hot water.







With over 100ft (stms) or private gated driveway, the shingled drive leads past extensive lawned gardens with vegetable plots and space for keeping chickens. The driveway opens up to a turning area and gated gardens. Various outbuildings can be found adjacent to the property.

Double glazed entrance door to:

#### **BOOT ROOM**

16' 10" x 6' 10" Max (5.13m x 2.08m) Tiled flooring with underfloor heating, double glazed window to rear, thermostat heating control, stairs to first floor landing, built-in storage cupboard, cloaks storage space, smooth ceiling, opening to kitchen, door to:

#### **FAMILY ROOM**

13' 7" x 12' 3" Max (4.14m x 3.73m) Cast iron multi-fuel burner with tiled hearth and timber beam, ready for flooring with underfloor heating, double glazed window to front, television and telephone points, smooth ceiling with exposed timber beams.

#### **KITCHEN/DINING ROOM**

24' 10" x 13' 8" Max (7.57m x 4.17m) Fitted range of wall and base level units with granite work surfaces and solid wood work surfaces with and inset butler sink and drainer unit with mixer tap, matching up-stands, tiled splash backs, Range Style electric or gas cooker, Rayburn providing oil fired cooking and heating for the property with extractor fan over, integrated dishwasher, space for fridge freezer, space for dining table, space for soft

furnishings, tiled flooring with underfloor heating, double glazed window to front, double glazed window to rear, double glazed door to side, thermostat heating control, smooth ceiling with recessed spotlights and exposed timber beams, opening to:

#### **SITTING ROOM**

18' x 15' 8" Max(5.49m x 4.78m) Beautiful feature fired place with an inset cast iron wood burner with tiled hearth and timber beam, wood flooring, with underfloor heating, double glazed window to front, double glazed window to side x4, double glazed French doors to side, television and telephone points, thermostat heating control, smooth ceiling with exposed timber beams, door to:

#### **REAR LOBBY**

Tiled flooring with underfloor heating, double glazed window to side, thermostat heating control, electric fuse box, water softener, stairs to first floor landing, built-in storage cupboard, built-in airing cupboard, space for washing machine under stairs, exposed brick work, smooth ceiling, doors to:









### **SHOWER ROOM**

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, walk-in shower with twin head thermostatically controlled rainfall shower and glazed shower screen, tiled splash backs, extractor fan, tiled flooring with underfloor heating, heated towel rail, obscure double glazed window to rear, smooth ceiling with recessed spotlights.

### **STAIRS TO FIRST FLOOR LANDING**

Using the stairs from the rear lobby, ready for flooring, double glazed window to rear, thermostat heating control, smooth ceiling with loft access hatch, doors to:

### **DOUBLE BEDROOM**

10' 5" x 7' 6" Max (3.18m x 2.29m) Fitted carpet, radiator, double glazed window to rear, television point, built-in storage cupboard.

### **DOUBLE BEDROOM**

14' 5" x 12' 6" Max (4.39m x 3.81m) Fitted carpet, radiator, double glazed window to front, television point, built-in storage cupboard.

### **FAMILY BATHROOM**

Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, shaped panelled bath with mixer shower tap and glazed shower screen, tiled splash backs, wall mounted vanity mirror, wood effect flooring, heated towel rail, obscure double glazed window

to rear, smooth ceiling with recessed spotlights and extractor fan.

### **DOUBLE BEDROOM**

12' 8" x 12' 7" Max (3.86m x 3.84m) Fitted carpet, radiator, double glazed window to front, built-in storage cupboard, door to:

### **DOUBLE BEDROOM**

18' 1" x 16' 6" Max (Some Restricted Height) (5.51m x 5.03m) Fitted carpet, double glazed window to front, double glazed window to side x4, smooth vaulted ceiling, door to:

### **REAR LOBBY STAIRS**

Fitted carpet, double glazed window to rear, stairs down to rear lobby, exposed brickwork, smooth ceiling, door to:

### **DOUBLE BEDROOM**

10' 7" x 9' 2" Max (3.23m x 2.79m) Fitted carpet, double glazed window to rear, built-in storage cupboard, smooth ceiling with loft access hatch.

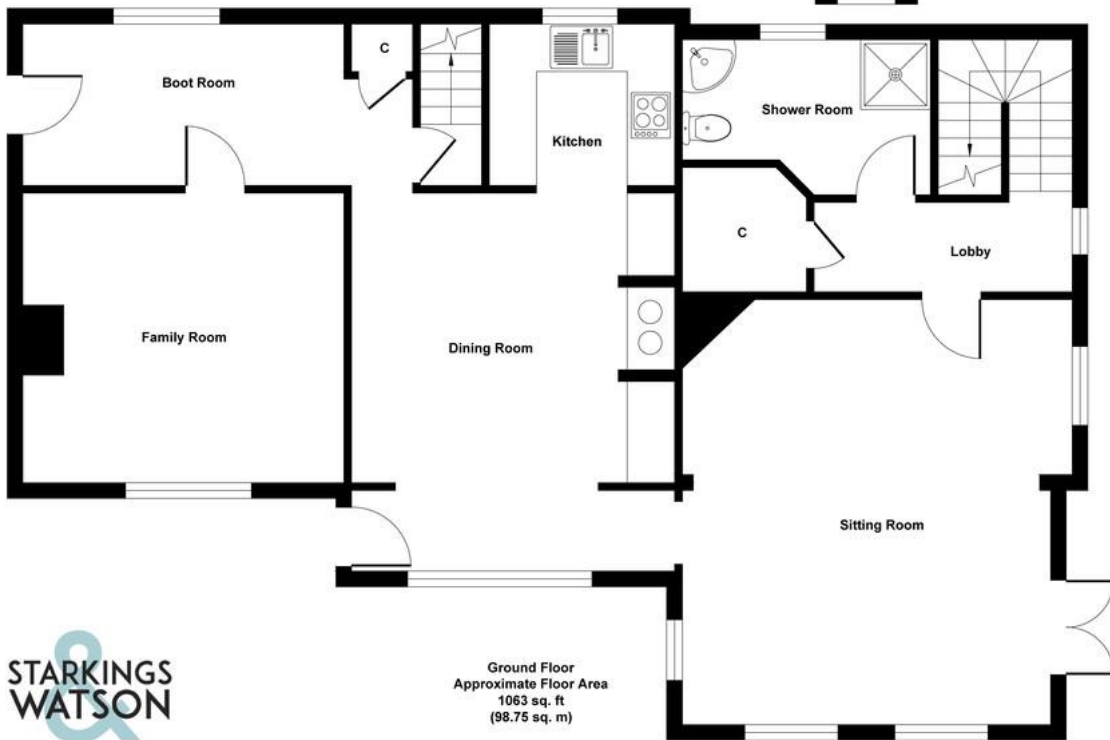
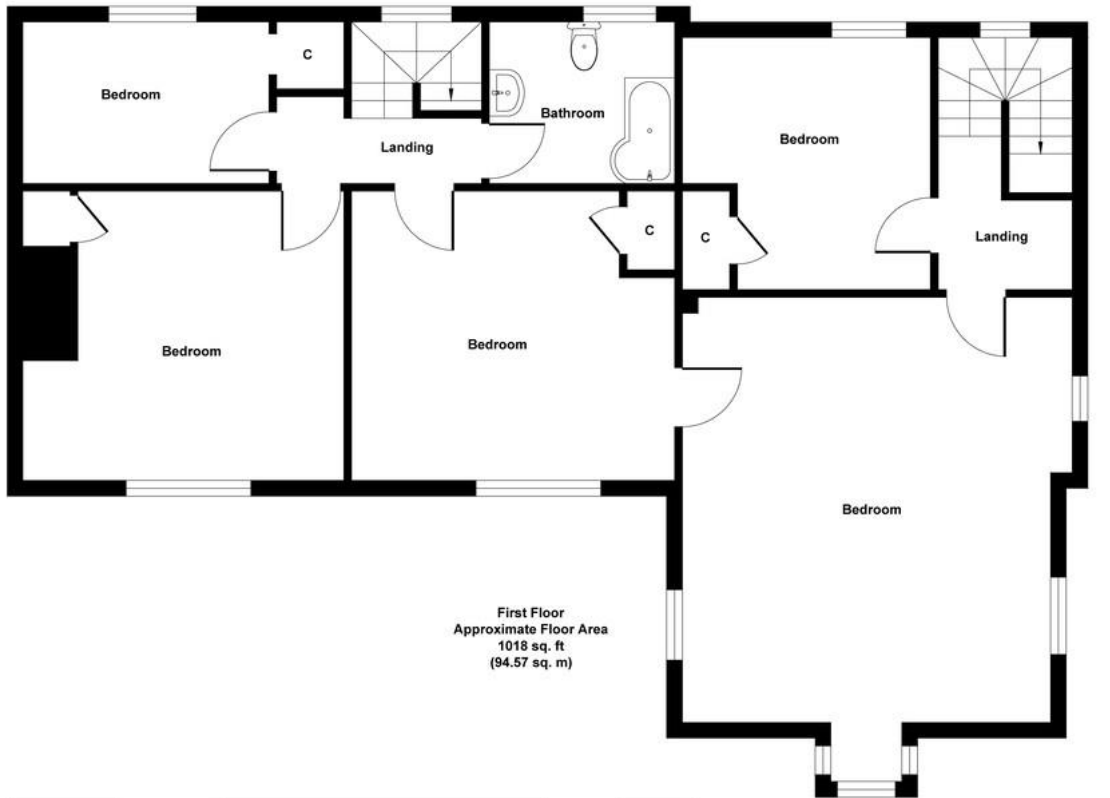
### **OUTSIDE**

With the formal gardens wrapping around the front and the side of the property, an overall plot of some 0.66 acres (stms) can be enjoyed. The gardens are laid to lawn and are perfect for a growing family, with various mature hedging offering privacy, and lots of potential to reinstate formal flower beds. Various outbuildings can be found at the end of the plot, with power supplies installed.









**Approx. Gross Internal Floor Area 2081 sq. ft / 193.33 sq. m**

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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