



The Street, Norton Subcourse, Norwich

Offers In Excess Of £150,000 Freehold

Energy Efficiency Rating : TBC

- ✓ Rectangular Building Plot
- ✓ Full Planning Permission Granted
- ✓ Gated Plot with Ample Parking
- ✓ Open Plan Living
- ✓ Adjacent Dining Room
- ✓ Two Double Bedrooms
- ✓ En Suite & Family Bathroom
- ✓ Non-Estate Setting

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

**STARKINGS
&
WATSON**



With FULL PLANNING PERMISSION GRANTED this RURAL SETTING offers a PLOT of 117ft front to back (stms), with a MODERN DESIGN including OPEN PLAN LIVING and TWO BEDROOMS. The planning reference 2020/1043 holds all of the details and plans. This garden plot is currently laid to lawn, and will offer a BUILDER or SELF BUILD the option to utilise a road side GATED ACCESS to this NON-ESTATE SETTING. Once built, the accommodation will offer a hall entrance, TWO DOUBLE BEDROOMS - one with an EN SUITE, family bathroom, OPEN PLAN KITCHEN and SITTING ROOM with BI-FOLDING DOORS to rear, and the adjacent DINING ROOM. With the BOUNDARIES to be marked out, the plot will be roughly RECTANGULAR, with ample parking to front.

LOCATION

Norton Subcourse 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 neighbouring village of Thurlton 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.

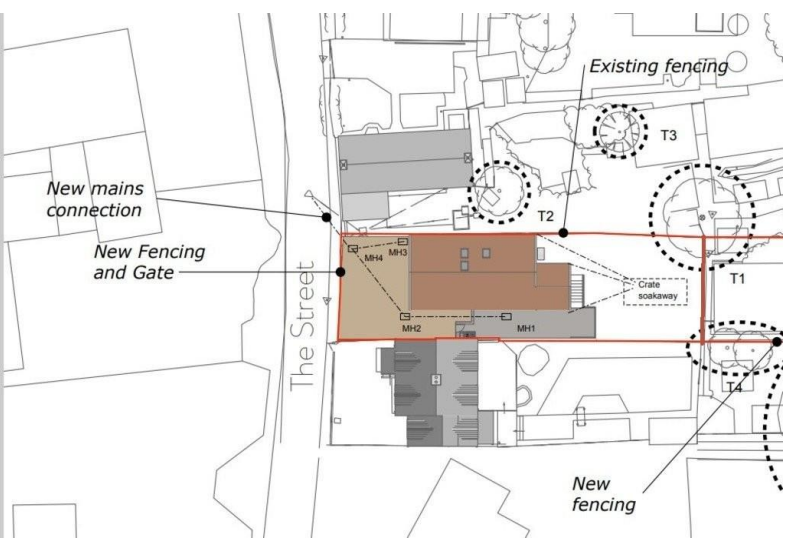
DIRECTIONS

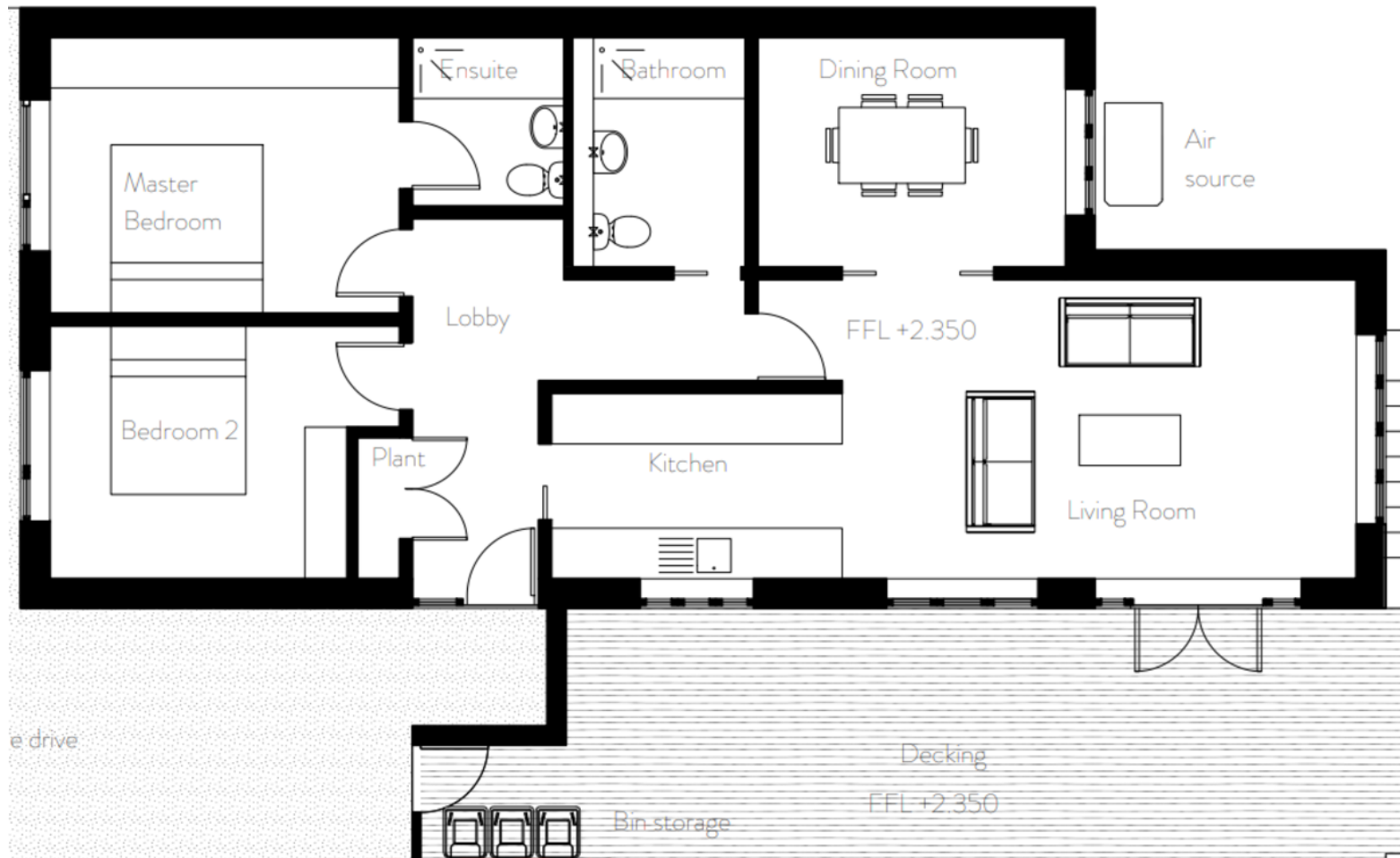
You may wish to use your Sat-Nav (NR14 6RS), but to help....Leave Norwich on the A146 passing through Thurton and past Loddon. After a short distance turn immediately left after the BP petrol station at the

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, and around the tight left corner. At the next tight right hand turn, bear left and turn immediately left onto The Street, where the property can be found on the left hand side, indicated by our For Sale board.

AGENTS NOTE

No building will be permitted to attach the neighbouring properties, and no business use will be considered. Fencing the rear boundary will be a requirement of the purchase.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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