

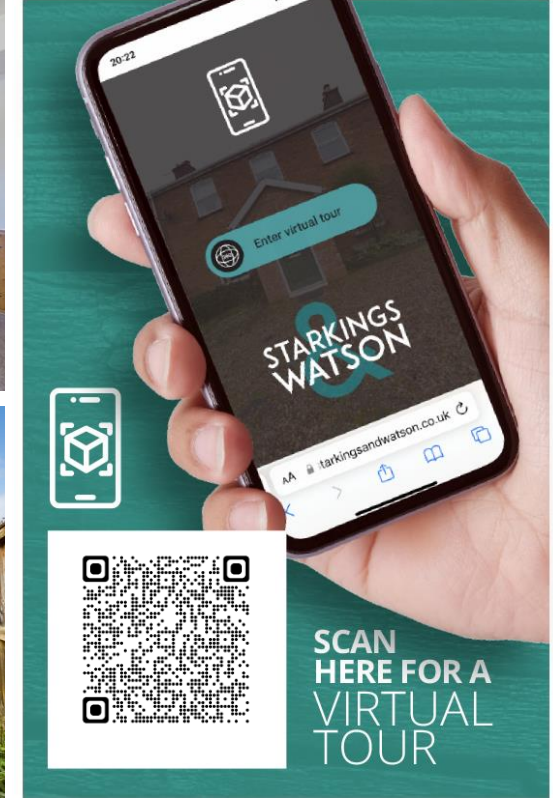
VALLEY COTTAGES, COOKES ROAD

Thurton, Norwich NR14 6AE

Freehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01508 356456

FOR SALE
PROPERTY



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STARKINGS
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- No Chain!
- Mid-Terrace Cottage
- Sitting Room with Feature Fire Place
- Kitchen/Dining Room
- Ground Floor Bathroom
- Two Double Bedrooms
- Ample Parking
- Long Enclosed Garden

IN SUMMARY

NO CHAIN. Move straight into this MID-TERRACE COTTAGE which is tucked away in a RURAL SETTING just off the A146 for easy access to NORWICH and LOWESTOFT. With POTENTIAL to IMPROVE and EXTEND (stp), the property offers a LARGE PLOT, with AMPLE PARKING to front, and private MATURE GARDENS to rear. Internally the property is neutrally decorated and finished with uPVC double glazing and an electric CENTRAL HEATING system. A porch entrance opens to the main SITTING ROOM with an INGLENOOK FIRE PLACE with original beam and inset CAST IRON WOOD BURNER, with a door to the KITCHENDINING ROOM, utility room and BATHROOM beyond. Upstairs, the TWO DOUBLE BEDROOMS lead off the landing.

SETTING THE SCENE

With fields opposite, mature hedging lines both sides of the shingle driveway, with a large expanse of off road parking, leading to a planted front garden and footpath which leads to the front wood store and entrance porch.

THE GRAND TOUR

Heading inside, the porch entrance separates the outside from the sitting room, a room which is centred around the raised inglenook fire place including a pamment tiled hearth, original timber beam and cast iron wood burner. Fitted carpet runs under foot, with the electric fuse box tucked away to one corner, and stairs rise to the first floor with cupboard space under. A door leads to the kitchen/dining room, with space for a table, an inset electric ceramic hob and oven and a range of storage units, one housing electric central heating boiler and hot water tank . A window takes your eye up the garden, whilst a further door leads to a utility porch with space for a washing machine and freezer with a door to the rear garden. The family bathroom completes the ground floor, with electric shower over the bath and tiled splash backs. Heading upstairs, the landing leads to two double bedrooms with views over the fields to front, and gardens to rear.

THE GREAT OUTDOORS

Enclosed on two sides with timber panelled fencing, the garden offers a raised lawn, and planted borders running the full length of the garden. A patio area offers seating, whilst the working garden can be found to the far end boundary.



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OUT & ABOUT

Situated under half a mile from the A146 and on the edge of the rural village of Thurton, the property 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. An excellent bus service is available to Norwich, Loddon and Beccles.

FIND US

Postcode : NR14 6AE

What3Words : ///burden.poet.blogs

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

Disclaimer: 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.

Price:



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**STARRINGS
WATSON**
INTERIOR ARCHITECTS

Approximate total area⁽¹⁾

577.52 ft²

53.62 m²

Reduced headroom

6.65 ft²

0.65 m²

(1) Excluding balconies and terraces

Reduced headroom
(Below 5'0" / 1.52 m)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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