

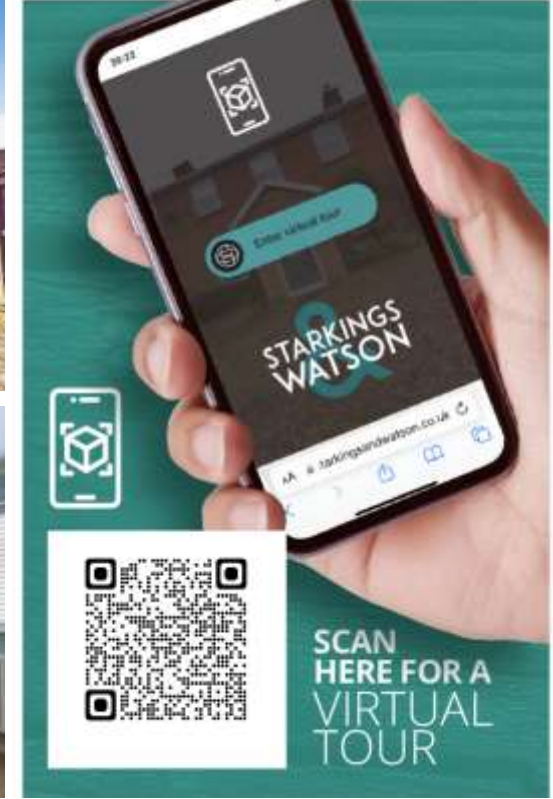
PARK CLOSE

Thurton, Norwich NR14 6AU

Freehold | Energy Efficiency Rating : D

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FOR SALE PROPERTY



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STARKINGS WATSON

- Immaculate Detached Chalet
- Extended Open Plan Layout
- Two Reception Rooms & Conservatory
- Kitchen/Breakfast Room with Separate Utility
- Three Double Bedrooms
- Family Bathroom & Separate Shower Room
- Ample Parking & Partly Converted Garage
- Private Gardens with Open Rear Aspect

IN SUMMARY

NO CHAIN. With some 2060 Sq. ft (stms) of accommodation, this SUBSTANTIAL and unassuming DETACHED CHALET backs onto the VILLAGE PLAYING FIELD, providing a SECLUDED SETTING for the garden, all within a short walk of the A146 for ROAD and BUS LINKS to NORWICH and LOWESTOFT, and with the POPULAR VILLAGE PRE-SCHOOL and PRIMARY SCHOOL. The property is DRESSED TO IMPRESS, with SIZEABLE ROOMS, and a flexible layout. Stepping in, the LONG PORCH and HALL gives a sense of the scale, with a 23' BAY FRONTED sitting room, OPEN PLAN KITCHEN/BREAKFAST ROOM with utility beyond, DINING ROOM and 18' LUXURY CONSERVATORY all forming part of the living space. The GARAGE adjoins the property, and this has been used as a HOME OFFICE, with potential to add an internal door (stp). A GROUND FLOOR 19' MAIN BEDROOM with an adjacent HIGH QUALITY BATHROOM can be found including a rolled top bath and separate shower, whilst upstairs, TWO FURTHER DOUBLE BEDROOMS can be found, with a SHOWER ROOM.

SETTING THE SCENE

Screened behind high level hedging, a hard standing driveway with a lawned and shingle frontage can be found. Gated access leads to a further driveway area, and the single garage/home office. With a striking frontage given the replacement windows and bay window to the sitting room, it is still not obvious just how much accommodation can be found within.

THE GRAND TOUR

The porch entrance offers a clean and well decorated entrance with tiled effect flooring, and a beautiful replacement solid wood and glazed door opening to the hall entrance. With a matching theme in the hall, a door leads off to the living spaces and ground floor bedroom. Starting with the sitting room, a matching internal door leads you into this wide and long room, with a feature fire place, and full width bay window to front. An entertainers paradise, storage can be found under the stairs, with a door into the adjacent kitchen. The kitchen is the perfect size to encompass extensive storage and space for a good sized able. Tiled effect flooring runs under foot, with an inset gas hob and built-in electric double oven. There is space for further white goods, and windows to side and rear offering garden views. A water softener is installed and a reverse osmosis system for freshly filtered water on tap. The utility room is beyond, with a small work space and further sink, along with space for laundry appliances. Back in the hall, a door leads to the dining room, but this room could of course be a play room or study given the space in the kitchen. French doors open to the conservatory, a plastered and decorated room, with an opening roof light and under floor heating. From the hall, a ground floor family bathroom can be found, with striking fully filed walls,



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separate shower and feature rolled top bath, and built-in storage cupboard. The main bedroom is next door with extensive built-in wardrobes, and recessed spotlights to the ceiling. Heading upstairs, two further bedrooms can be found, one a large L-shape room, set within the eaves, offering built-in wardrobes and a large floor area, and the other to the rear, with storage and a velux window. The shower room offers a three-piece suite and velux window to front.

THE GREAT OUTDOORS

The rear garden backs onto the village playing field with enclosed timber fenced boundaries, and a landscaped feel including paving, shingled walk-ways and raised beds. This non-overlooked aspect offers a great outlook, whilst the garden remains manageable. A sliding door leads into the garage which has been partly converted, with the up and over door still in place.

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 6AU

What3Words : ///stilted.toasters.amused

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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GIRAFFE 360

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

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
 2060.24 ft²
 191.40 m²

Reduced bedroom
 196.76 ft²
 18.28 m²

Reduced bedroom
 (Below 1.5m/4.92ft)

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