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*Park Close,*  
Thurton, Norfolk

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MUSKER  
McINTYRE  
ESTATE AGENTS

Musker McIntyre are pleased to offer this well presented detached chalet bungalow located in the village of Thurton; close to Loddon and with good access to Norwich. Along with a host of mod cons such as solar panels and air conditioning, this chain-free opportunity offers three double bedrooms, two reception rooms, spacious kitchen with appliances, garage with carport, and much more.

**Accommodation comprises briefly:**

- Porch
- Hallway
- Sitting Room with Fireplace
- Separate Dining Room
- Large Kitchen with Appliances
- Ground-Floor Double Bedroom/Study
- Ground-Floor Shower Room
- Two First-Floor Double Bedrooms
- First-Floor Shower Room
- Long Garage/Workshop
- Carport

**Property**

A UPVC double glazed porch welcomes you to the property before giving way to a main hallway. Immediately to your left is a ground-floor double bedroom which could also be used as a study if required, benefitting from built-in storage cupboards. Moving along the hallway the next left opens into the first reception room, currently used as a dining room. Here you will find further storage and also French doors that open on to the patio. Ground-floor facilities are provided by a shower room equipped with corner shower cubicle, toilet and wash basin. Before reaching the kitchen, a door to your right leads to the sitting room that enjoys a front aspect. This sizable reception room offers a fireplace to the far wall and plenty of light from a large window. The kitchen has been extended to provide a 22ft long space that features plenty of floor/wall mounted storage and integrated appliances, including dishwasher, washing machine, eye-level oven/grill, and fridge. French doors open up to let the outside world in and allow for easy dining outside during the warmer months. Moving upstairs, a short landing provides access to two double bedrooms, both of which benefit from built-in wardrobes. Completing the accommodation is a second shower room with walk-in cubicle, toilet and wash basin. The property is fitted with solar panels to the roof and two separate air conditioning units for the hotter months. The windows and doors are UPVC double glazed to a modern standard throughout and there are 5 air conditioning units throughout the property.









## Outside

Most of the frontage is taken up by a brick weave/concrete driveway that runs up and under a long car port that sits in front of the garage. The garage measures 25ft long and is equipped with electric up-and-over door and built-in workbench and tool storage to the rear. The rest of the front garden is laid to slate with a plant bed running along the low wall to the front boundary. Behind the property is a paved patio area with raised pond, before stepping up to a traditional lawned garden that widens as you pass the back of the garage. To the back corners you will find a timber shed and a paved seating area to take advantage of the afternoon sun.

## Location

This property is well positioned within the village of Thurton, with excellent bus links to Norwich, Beccles, and beyond. The local primary school (achieved an Outstanding OFSTED report) and George & Dragon public house with Holiday Let Pods are close by. A few miles distant is Loddon which is a very popular village providing schools, shops, post office, doctors' surgery, Churches, library, dentist and access to the Broads network. It is also within easy reach of the market towns of Beccles and Bungay and the Cathedral City of Norwich which has a mainline train link to London Liverpool Street (1hr 54mins) and the unspoilt Suffolk coastline with the beaches of Southwold and Walberswick.

## Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services

Gas central heating. All mains services connected. Solar panels (owned). Air conditioning.

EPC Rating: D

## Local Authority:

South Norfolk District Council

Tax Band: C

Postcode: NR14 6AU

## Tenure

Vacant possession of the freehold will be given upon completion.

## Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £350,000**

Offices throughout Norfolk & Suffolk:

Loddon	01508 521110
Bungay	01986 888160
Halesworth	01986 888205
Diss	01379 644822
Harleston	01379 882535

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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TOTAL FLOOR AREA : 1475 sq.ft. (137.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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