

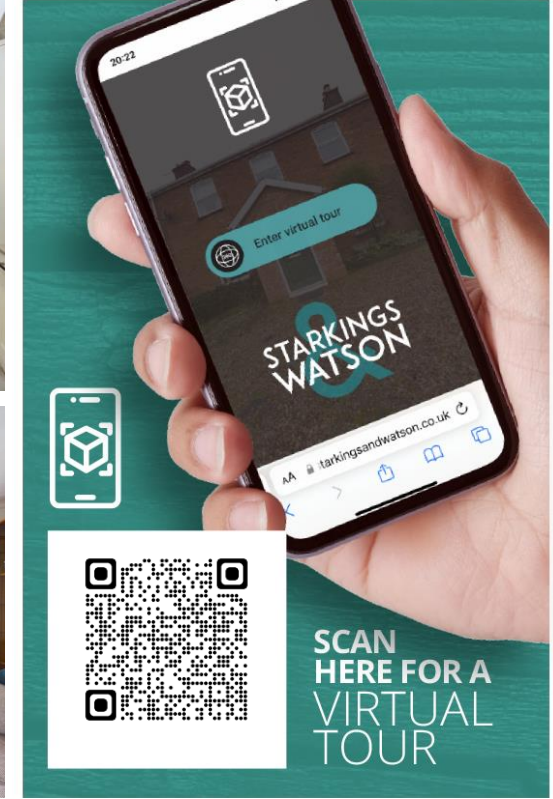
PARK CLOSE

# Thurton, Norwich NR14 6AU

Freehold | Energy Efficiency Rating : D

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

# FOR SALE PROPERTY



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- No Chain!
- Extended Detached Bungalow
- Tree Lined Rear Aspect
- Three Large Reception Rooms
- Conservatory
- Kitchen with Roof Light & Utility Room
- Two Double Bedrooms (originally three!)
- Private Non-Overlooked Garden

### IN SUMMARY

No Chain! This EXTENDED and heavily RE-MODELLED detached BUNGALOW occupies a sought after setting with a TREE LINED REAR ASPECT and far reaching COUNTRYSIDE VIEWS. With a VERSATILE LAYOUT which is presented in MOVE-IN CONDITION, the property can suit a variety of purchasers, either utilising the current TWO BEDROOM LAYOUT, or reinstating the THIRD BEDROOM which is currently a dressing room. A central hall leads to the OPEN PLAN SITTING/DINING ROOM with a feature fire place, and a door to the KITCHEN/BREAKFAST ROOM - with a modern kitchen setup and FANTASTIC NATURAL LIGHT through the velux window. A UTILITY ROOM leads off and ensures great storage. The TWO DOUBLE BEDROOMS are on the left of the hall, including the DRESSING ROOM, whilst the FAMILY BATHROOM is EXTENDED to feature a WET-ROOM STYLE SHOWER. A further FAMILY ROOM enjoys views over the garden with a CONSERVATORY beyond. The GARDEN is a great size and non-overlooked, with ample parking and a GARAGE to front.

### SETTING THE SCENE

With a low-level brick wall at the front, a brick weave driveway opens up and sweeps around a shingled frontage with various shrubbery. There is ample turning space with access leading to the garage and main property.

### THE GRAND TOUR

Heading inside, a porch entrance offers a meet and greet space, opening to the main entrance hall with wood effect flooring. The bedroom accommodation is all to one side of the property, starting with the main double bedroom. Offering a range of built-in wardrobes with wood effect flooring and a window to front, an opening has been created into the next door original third bedroom, allowing a dressing room space with wardrobes. The second bedroom offers a further built-in wardrobe. To the right-hand side, the original dining room and sitting room can be found, open plan to one another, with a feature fire place in the main sitting room. With carpet running through both rooms, a door leads to the kitchen/breakfast room. Flooded with natural light, a velux window is recessed into the ceiling, with a range of high-level wall and base level units, inset gas hob and built-in eye level electric double oven. The kitchen is the perfect size with ample work space, with a further door opening to a utility room which in turn leads to the rear garden. Also, off the main entrance hall you find a cloakroom and the extended family bathroom with a wet room style shower area, twin heated towel rails and tiled splash backs. The final reception space is the family room with the conservatory beyond -



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offering fantastic views across the garden and its tree lined aspect. This versatile space is currently used as a further seating area and study space.

### THE GREAT OUTDOORS

The rear garden is private and non-overlooked, with view to the tree lined rear aspect and fields beyond. Enclosed with timber panelled fencing, the garden is laid to lawn with brick weave patio area and further patio with summer house. A wealth of mature planting can be found, along with a greenhouse to help enjoy the good life. Raised planters enclose the patio area, with an access to the garage and outside water supply. The garage includes an up and over door to front, power and lighting.

### 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.

**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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### FIND US

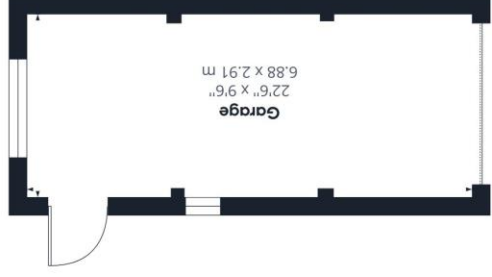
Postcode : NR14 6AU

What3Words : ///quality.flippers.upholding

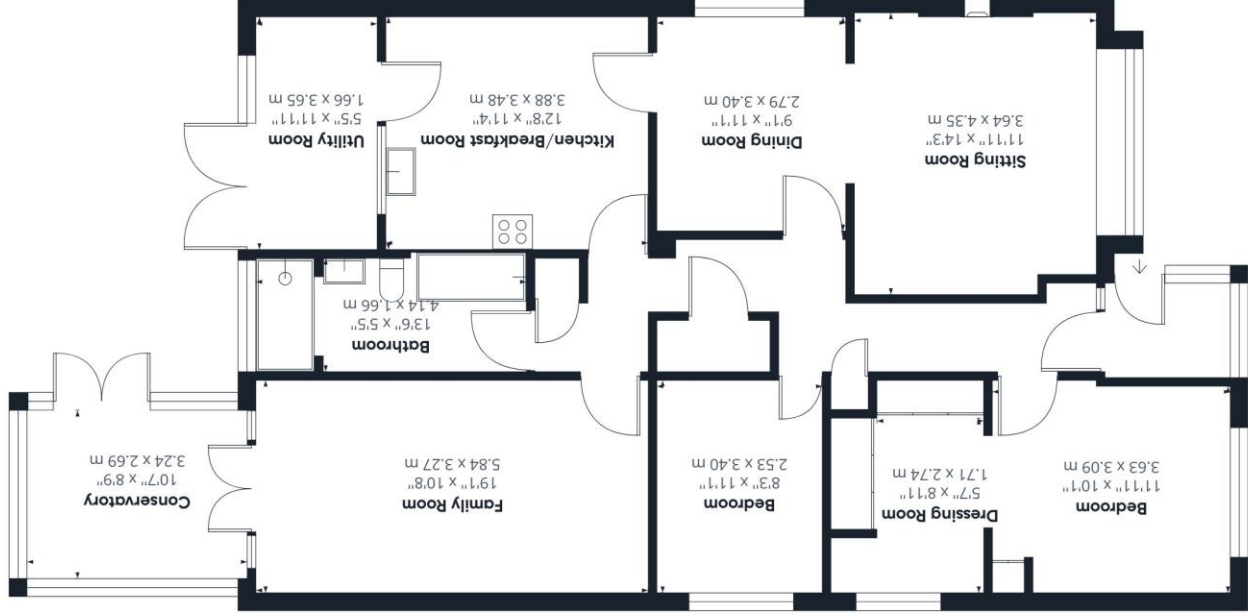
### VIRTUAL TOUR

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

Ground Floor Building 2



Ground Floor Building 1



GIRAFFE360  
 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<sup>(1)</sup>  
 1593.84 ft<sup>2</sup>  
 148.07 m<sup>2</sup>

