



THE STORY OF  
**1 Links Close**  
*Thurlton, Norfolk*

**SOWERBYS**



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# 1 Links Close

Thurlton, Norfolk,  
NR14 6RG

Well Presented Home

Sympathetically Extended with Fine  
Dining Room and Sitting Room

Well-Fitted Modern Kitchen with Integrated  
Appliances and Utility Room

Three Well-Appointed Bedrooms and  
a Modern Family Bathroom

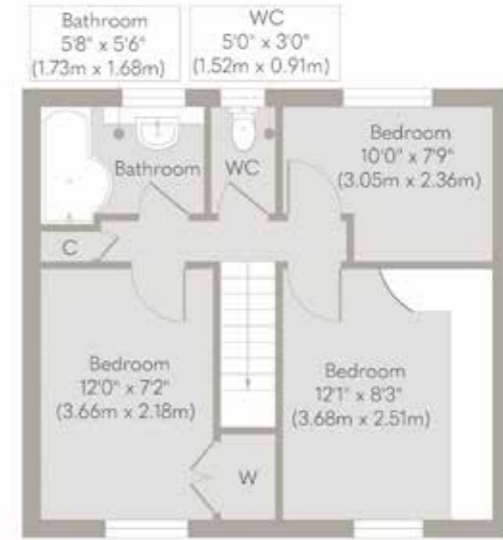
Landscaped Garden and Outbuilding

This well appointed home has been loving maintained over the past 31 years. Recently, it has been sympathetically extended to create a superb flow and sociable living environment. The sitting room is comfortable and inviting, making a lovely area to relax. The well-established extension flows perfectly from the sitting room in to a partially vaulted dining room, flooded with natural light from the Velux windows and french doors which draw the eye out to the well-landscaped garden. The modern, well-fitted kitchen is fitted with a full suite of integrated appliances, with an induction hob, and offers plenty of space to create culinary delights. In addition

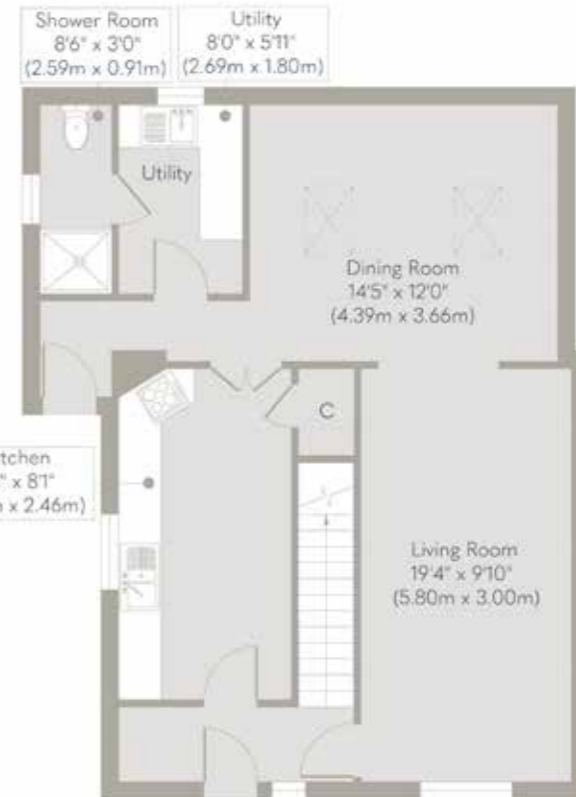
there is a utility room, perfect for housing the laundry and with plenty of space for additional appliances, as well as a separate cloak and shower room. The first floor enjoys three well-appointed bedrooms and a modern family bathroom with separate cloakroom.

To the front, there is ample parking, a lawn and a pathway providing access to the rear. To the rear, the garden has been landscaped, with the well-positioned terrace a perfect sun trap and ideal for entertaining in the summer months. In addition the former garage remains and offers an ideal storage area and workshop.

**SOWERBYS NORWICH OFFICE**  
01603 761441  
norwich@sowerbys.com



First Floor  
Approximate Floor Area  
409 sq. ft  
(37.99 sq. m)



Garage  
Approximate Floor Area  
62 sq. ft  
(5.75 sq. m)

Ground Floor  
Approximate Floor Area  
708 sq. ft  
(65.77 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS



# Thurlton

IN NORFOLK  
IS THE PLACE TO CALL HOME



Thurlton is perfectly placed for exploring the Broads, coast and city, with its excellent location in the south

of the country its ideal for access to Norfolk, Suffolk and further afield. Within the village is a community shop and a village pub.

The neighbouring market town of Loddon is approximately 5 miles away and offers secondary schooling, day to day shops, Post Office, doctors and dentist. To the south is the bustling market town of Beccles where again many day to day shops can be found, as well as a supermarket and a railway station.

To the north is the Cathedral city of Norwich which has a beautiful heritage, vibrant night-life, sophisticated shopping and mouth-watering restaurants. This ancient city has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. Its perfectly preserved medieval streets are home to a thriving

community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

To the north of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family.



Note from the Vendor



Gorleston Beach

“The market town of Beccles is great to explore and Gorleston Beach is great for dog walking.”

THE VENDOR



**SERVICES CONNECTED**

Mains electricity, water and drainage. Oil fired central heating with underfloor heating to the garden room, utility and shower room.

**COUNCIL TAX**

Band B.

**ENERGY EFFICIENCY RATING**

D. Ref:- 9300-2733-0300-2297-0161

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

**TENURE**

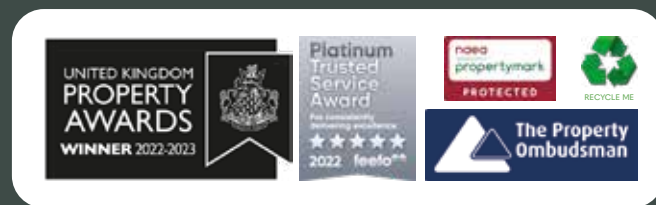
Freehold.

**LOCATION**

What3words: ///blazing.fits.pedicure

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# SOWERBYS



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