

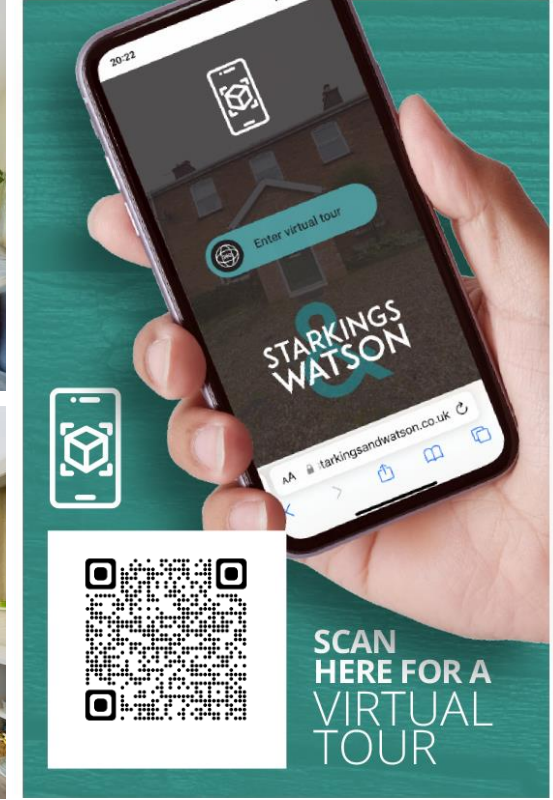
BECCLES ROAD

Thurlton, Norwich NR14 6RE

Freehold | Energy Efficiency Rating : E

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

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STARKINGS & WATSON

- Semi-Detached Home
- Approx. 0.2 Acre Plot (stms)
- Sitting Room with Wood Burner
- Dining Room with Herringbone Flooring
- 16' Conservatory
- Character Features & Exposed Brickwork
- Three Bedrooms
- Backing onto Fields

IN SUMMARY

Occupying a fantastic 0.2 ACRE PLOT (stms) backing onto FIELDS, this CHARACTERFUL semi-detached home has been LOVINGLY MAINTAINED, with the perfect blend of CHARACTER and MODERN LUXURIES including smooth ceilings, exposed BRICK FIREPLACES and CAST IRON WOOD BURNER. Set back from the road, a LARGE DRIVEWAY can be found to front, whilst the rear garden extends to some 150ft (stms) with LAWNED EXPANSES and a useful STORAGE GARAGE. Once inside, a hall entrance leads to the COSY 15' SITTING ROOM with a wood burner and HERRINGBONE FLOORING, double doors open up to the 16' CONSERVATORY with utility space, dining room, KITCHEN with space for APPLIANCES and FEATURE EXPOSED BRICK FIREPLACE, rear hall, cloakroom and FAMILY BATHROOM. The first floor offers THREE BEDROOMS, with two of them offering BUILT-IN WARDROBES and STRIPPED WOOD FLOORING. Central heating and uPVC DOUBLE GLAZING is installed, with huge potential to further extend the property (stp).

SETTING THE SCENE

Set back from the road on an elevated plot, a large shingle driveway is enclosed with timber post and rail fencing, with a hedge boundary to the right hand side. With an open front aspect, the main entrance can be found to front, with a gated access to the side.

THE GRAND TOUR

Heading inside a hall entrance sitting centrally within the property, with doors to the two main reception rooms, and stairs leading up to the first floor. Herringbone flooring runs through the two main reception rooms, starting with the sitting room, centred on a feature fireplace and wood burner. With a modern yet characterful feel, this light and bright room offers ample space, whilst running seamlessly into the conservatory, extending the living space, with windows to three sides and French doors leading directly onto the garden. The dining room also offers a feature fireplace and window to front, with the attractive flooring setting the style. A stripped wood door leads to the kitchen, with wood effect work surfaces, tiled splash backs and exposed brick work showcasing a former fireplace and bread oven. An inset electric hob and built-in electric oven are integrated, with space for further appliances. A rear hall leads off, with a separate W.C and family bathroom, incorporating a shower over the bath and tiled splash backs. upstairs, the landing leads to the three bedrooms, one which is carpeted, and the two larger with stripped wood flooring. All a great size and with open views, the trend of light and bright accommodation runs throughout the property.



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THE GREAT OUTDOORS

The rear garden extends to approximately 150ft (stms), whilst being mainly laid to lawn with open field to the rear. The garden is enclosed with a mixture of timber panelled fencing and mature high level hedging, whilst offering various sections to the garden which are ideal for family entertainment and outside dining. Firstly, a shingled area extends from the property which is ideal for displaying potted plants with gated access leading to the main front garden with the exterior oil fired central heating boiler located to the side. The oil tank can be found to the right which in turn leads to the detached garage. The gardens continue with a main lawned expanse and further timber picket fence which opens up to a further lawned area and seating space.

OUT & ABOUT

Thurlton is a small rural village located Southeast of Norwich within close proximity to the larger village of Loddon and Market Town of Beccles. Surrounded by open countryside and spectacular walks all year round, the village still boasts a local shop, public house and primary schooling. Regular bus and excellent road links provide easy access to the nearby villages, Norwich City Centre and across to Haddiscoe/St Olaves for boating on the Norfolk Broads.

FIND US

Postcode : NR14 6RE

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VIRTUAL TOUR

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

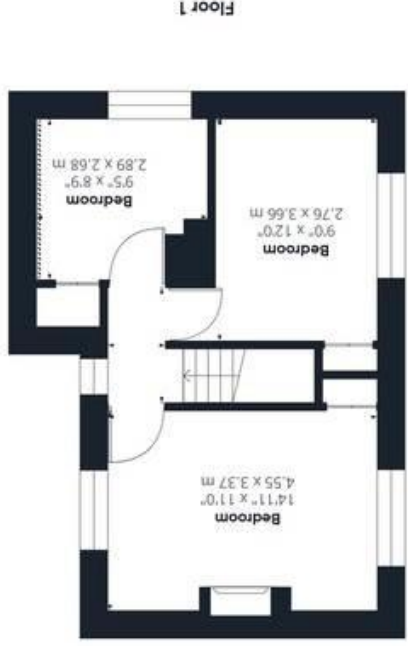
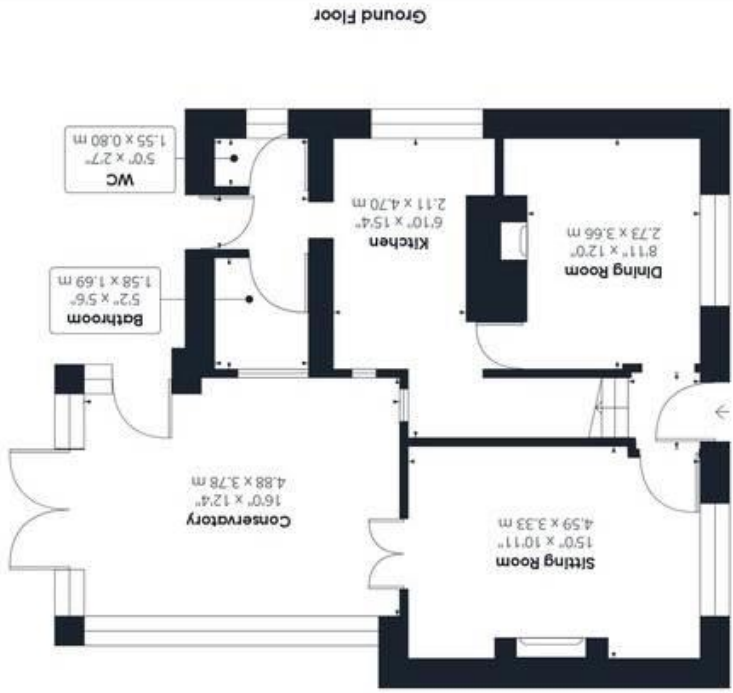
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Price:



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Approximate total area^m

1095.02 ft²

101.73 m²

Reduced bedroom

1.78 ft²

0.16 m²

(1) Excluding balconies and terraces

Reduced bedroom
(below 1.5m/4.9ft)

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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