



Whiteheath Road, Thurton - NR14 6AF

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS





## Whiteheath Road

Thurton, Norwich

Occupying a 0.55 ACRE PLOT (stms), this 1800 Sq. ft (stms) DETACHED HOME enjoys an EXTENDED LAYOUT, wrap around gardens and VARIOUS OUTBUILDINGS including the 593 Sq. ft (stms) storage building to front - offering HUGE POTENTIAL. With a RURAL SETTING and FIELD VIEWS, the village lies just off the A146 for excellent access to NORWICH and LOWESTOFT. The MODERNISED INTERIOR creates a FLEXIBLE LAYOUT, with a modern decor and SOLAR PANELS. Set back from the road with a large driveway, the accommodation comprises the 27' KITCHEN/LIVING SPACE, 25' sitting room centred on a CAST IRON WOOD BURNER, conservatory, inner hall with STORAGE, utility room, study/bedroom, and MAIN BEDROOM with 'Jack & Jill' EN SUITE BATHROOM to the ground floor - also creating ANNEXE POTENTIAL. Upstairs, THREE BEDROOMS lead off the landing, with a W.C and family bathroom. The WRAP AROUND GARDENS are PRIVATE and NON-OVERLOOKED, with a timber lodge, shed and SUMMER HOUSE. A secondary rear vehicular access can be found with a TIMBER FIVE BAR GATE.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E





- Extended Detached Family Home
- Close to 1800 Sq. ft (stms)
- Approx. 0.55 Acre Plot (stms)
- 593 Sq. ft (stms) Detached Outbuilding
- 27' Kitchen/Living Space
- 25' Dual Aspect Sitting Room
- Up to Five Bedrooms
- Rural Village Setting Just off A146

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.

#### SETTING THE SCENE

With fields opposite and a secluded entrance, brick pillars and wrought iron gates open up to the main property and outbuildings. The main outbuilding sits towards the front of the driveway with parking opposite creating an ideal opportunity to convert the outside space or look at commercial enterprises. The driveway opens up with a shingle expanse and timber picket fencing enclosing the garden, and a door taking you into the main entrance with wood effect flooring running underfoot.



## THE GRAND TOUR

The open plan kitchen/dining and living space is the first to greet you as you head inside, with a feature fireplace and a full stretch of uPVC double glazed windows - this light and bright room offers a versatile family friendly space, split level to the main kitchen area. The breakfast bar is formed within the kitchen offering a range of wall and base level units, including integrated cooking appliances, a further range style electric oven and an integrated dishwasher. A door takes you to the inner hallway and a further door to the rear garden, whilst a range of rooms lead off the main kitchen space which also creates annexe opportunities. The first room leading off is a ground floor study or bedroom with a front facing window and fitted carpet underfoot, with an adjacent main double bedroom which is currently used as a gym and study space with wood effect flooring and uPVC double glazed French doors leading onto the rear decked area. A 'Jack & Jill' ensuite shower room sits next door with a white four piece suite including storage under the hand wash basin, double ended bath and walk-in double shower cubicle with a thermostatically controlled rainfall shower. The utility and pantry room also leads off, with space for a fridge/freezer and further white goods, with a range of cupboards and storage shelving. The inner hallway forms part of the original house with stairs rising to the first floor landing, and useful storage sitting below with a further adjacent storage cupboard. The main living space leads off with three windows flooding the room with natural light and a further full height glazed door and window leading to the side of the property. Stripped wood flooring runs underfoot centred on a feature fireplace including a cast iron wood burner creating a focal point to the room, with recessed spotlighting above. Completing the ground floor is the conservatory, providing an extension to the living space, with further French doors to the rear and wood effect flooring underfoot.

Heading upstairs, the three bedrooms lead off the main hall, all of which are finished with fitted carpet and uPVC double glazing, with a cloakroom located to the far end of the landing and a further shower room also adjacent. Complete with a white three piece suite, storage can be found under the hand wash basin with a thermostatically controlled shower, tiled walls and flooring.

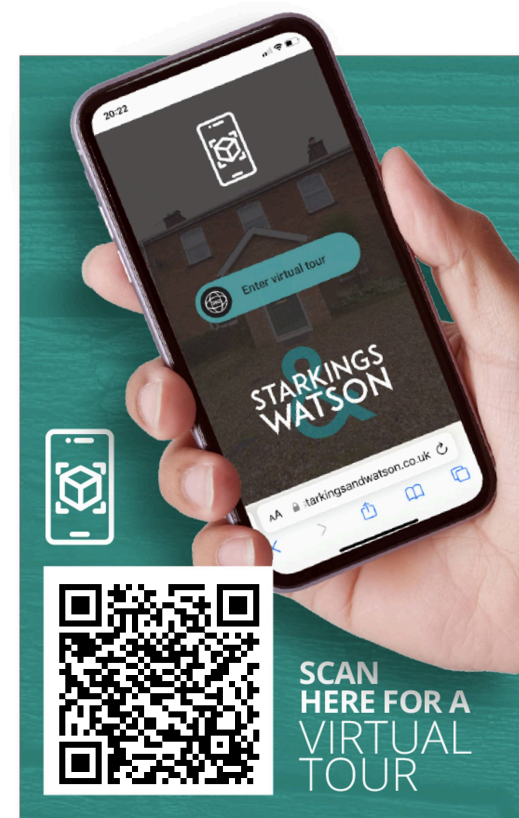
## FIND US

Postcode : NR14 6AF

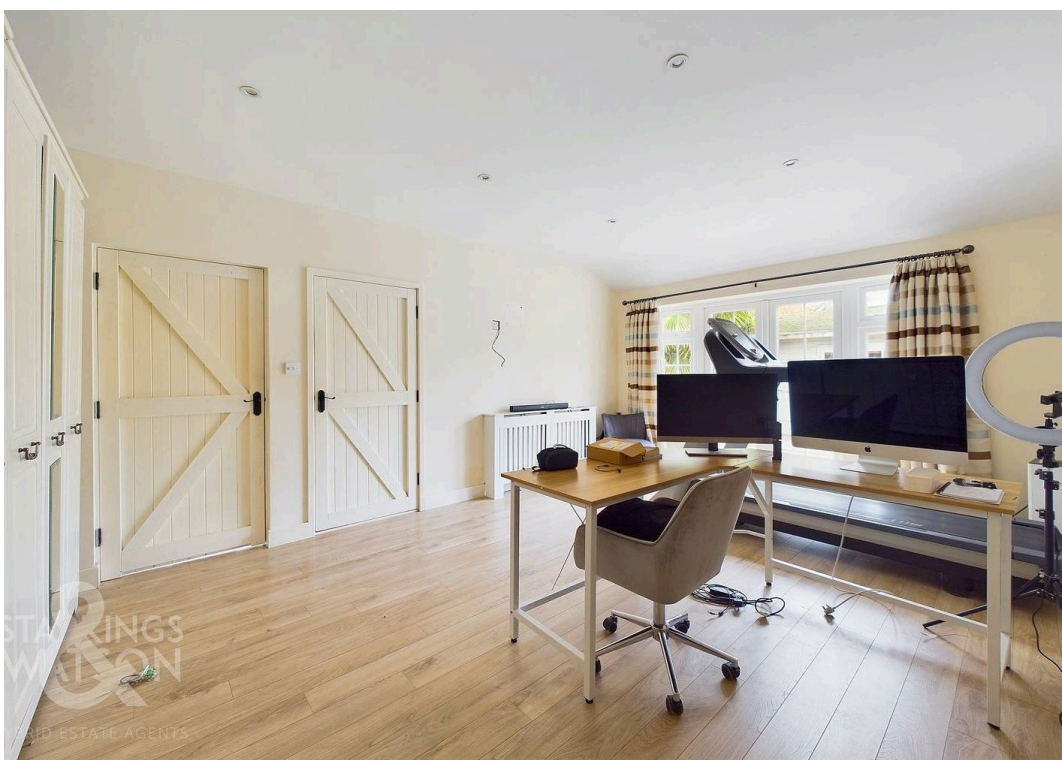
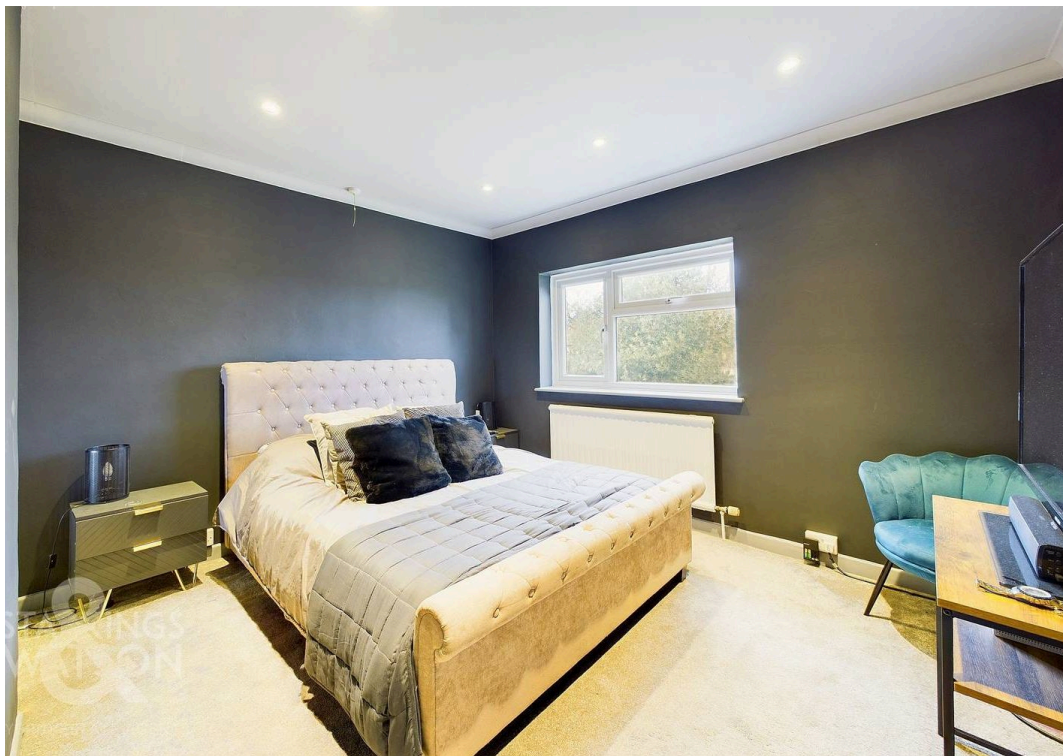
What3Words : ///slimming.love.boot

## VIRTUAL TOUR

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









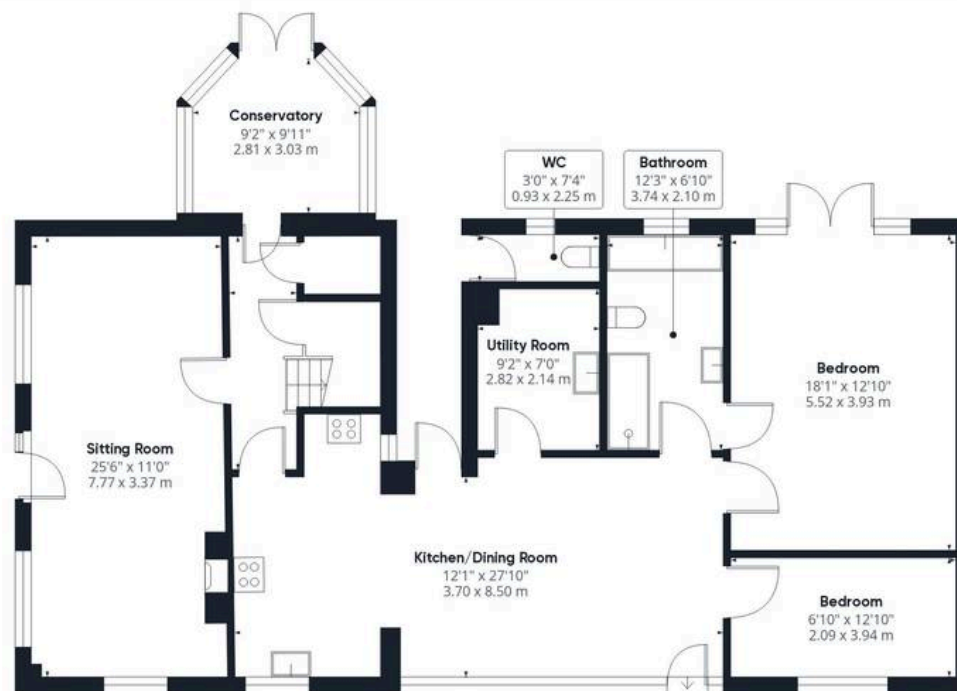


## THE GREAT OUTDOORS

The rear garden wraps around the property, being mainly laid to lawn with a wide variety of mature shrubbery, hedging and trees. The garden is fully enclosed and offers a secluded setting with a feature pond and patio seating area which leads from the conservatory. A timber built summer house, adjacent shed and timber built lodge offers further potential within the garden, with a rear vehicular access which is enclosed with a timber five bar gate giving a hint to the field views that lie beyond. The main outbuilding to the front of the property offers high ceilings and is split into two sections, but does now require some remedial works.



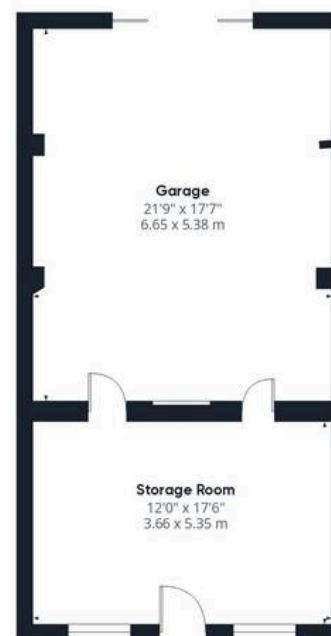




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

2392.69 ft<sup>2</sup>

222.29 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





## Starkings & Watson Hybrid Estate Agents

2a High Street, Loddon - NR14 6AH

01508 820830 • [loddon@starkingsandwatson.co.uk](mailto:loddon@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.