

MM



The Meadows,
Thurton, Norfolk

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ESTATE AGENTS

We are pleased to offer CHAIN FREE a detached four double bedroom house, presented in very good condition. It features two reception rooms, a kitchen/breakfast room, a utility room, a conservatory, and a double garage. This property is located in the rural village of Thurton, near Loddon and just south of Norwich.

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Dining Room
- Conservatory
- Kitchen/Breakfast Room
- Utility Room
- Master Bedroom with En-suite Shower Room
- Three Further Double Bedrooms
- Family Bathroom
- Double Garage
- Off Street Parking
- Front and Rear Garden



Property

The welcoming entrance hall gives access to a cloakroom, sitting room, dining room, kitchen/breakfast room, and the double garage. The sitting room has windows facing the front, offering plenty of natural light. The white ornate fireplace, complete with a gas coal effect fire and marble hearth, serves as a beautiful focal point in this generously sized space. Double glazed doors open from the sitting room into the conservatory. Through glazed French doors, you're welcomed into the dining room, which features a window to the rear. A doorway leads into the contemporary kitchen, a good-sized space brightened by double aspect windows with views of the attractive rear garden. The kitchen features ample white wall and base units, a double stainless steel sink, and an electric oven and hob with an overhead extractor. This space flows into the utility room, which includes a sink, base units, and space for a washing machine, dishwasher, and fridge. A rear door provides convenient access to the garden. The master bedroom, with window to the front aspect boasts a four-piece ensuite shower room, complete with a bidet, WC, hand wash basin, and shower cubicle. In addition to the master, there are three more double bedrooms. Two of these include built-in cupboards or wardrobes for storage. The third has loft access, equipped with a ladder, and the loft space is partially boarded. A family bathroom comprising a bath, hand wash basin WC and bidet completes the accommodation.







Outside

This property benefits from a driveway that provides parking space for two to three vehicles, leading to a double garage equipped with both light and power. The front entrance is accessed via a pathway, bordered by a garden of small shrubs and plants, while a side gate provides access to the rear garden, which boasts a well-maintained lawn, mature trees, and shrubs. The spacious paved patio is perfect for outdoor dining and entertaining. The garden is fully enclosed, offering privacy, with picturesque field views to the rear.

Location

This property is well positioned within the village of Thurton, with excellent bus links to Norwich, Beccles, and beyond. The local primary school (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 all the amenities you could need; schools, nurseries, shops, Post Office, Churches, doctors surgery, dentist, library, veterinary practice, pharmacy, local gym, hairdressers, beauty salon, 3 pubs, a café, butchers and take-out options. The Cathedral City of Norwich is about 15 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 51mins).

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

Mains electricity, water and drainage. Gas central heating and hot water. Solar panels.

Energy Rating: C

Local Authority:

South Norfolk Council

Tax Band: D

Postcode: NR14 6BB

What3Words: //makeovers.openly.warms

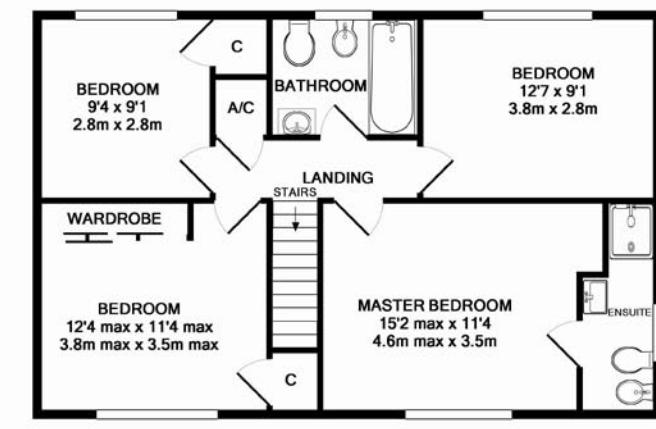
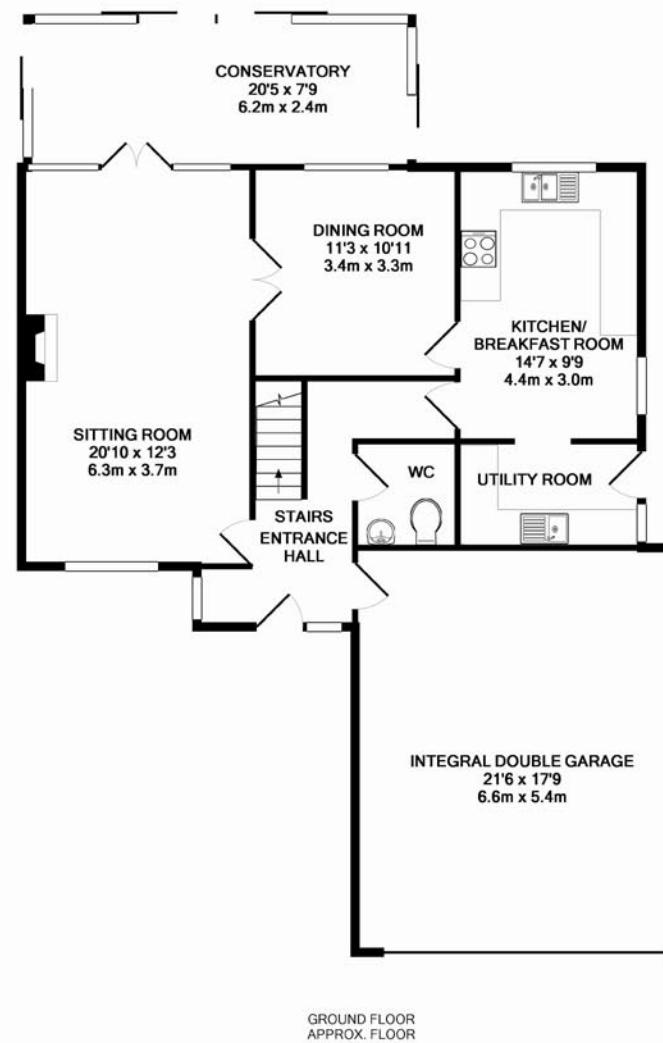
Tenure

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: £450,000



TOTAL APPROX. FLOOR AREA 1950 SQ.FT. (181.2 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
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To arrange a viewing, please call 01508 521110

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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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