



Norman Close, Thurlton - NR14 6SH



## Norman Close

Thurlton, Norwich

Nestled in a TRANQUIL COUNTRYSIDE VILLAGE, this MODERN DETACHED BUNGALOW presents a rare opportunity to embrace a peaceful lifestyle. Offering FIELD VIEWS and WRAP-AROUND GARDENS, this property offers SPACIOUS LIVING and a MOVE-IN FINISH. As you enter through the welcoming HALL ENTRANCE, you are greeted by AMPLE STORAGE SPACE for organisational convenience. The 16' SITTING ROOM boasts GARDEN VIEWS that bring the outdoors in, creating a harmonious blend of nature and comfort. The 17' KITCHEN/DINING ROOM is equipped with essential cooking appliances, and AMPLE SPACE for A DINING TABLE. The THREE BEDROOMS sit to one side, offering versatile living arrangements, along with a convenient W.C and a separate SHOWER ROOM. The property is finished with uPVC DOUBLE GLAZING and air source heating. Beyond the walls of this charming abode lies the PRIVATE NON-OVERLOOKED GARDEN. The rear garden envelops the property, showcasing a vast LAWNED EXPANSE bordered by timber panel fencing and mature hedging. A timber shed is located beside the SINGLE GARAGE.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Modern Detached Bungalow
- Welcoming Hall Entrance with Ample Storage
- 16' Sitting Room with Garden Views
- 17' Kitchen/Dining Room with Cooking Appliances
- Three Bedrooms
- W.C & Separate Shower Room
- Field Views & Wrap Around Gardens
- Ample Parking & Single Garage

Thurlton is a small rural village located South East 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.



## SETTING THE SCENE

Tucked away at the end of a cul-de-sac and approached via a tarmac driveway, ample off road parking is provided for several vehicles. Access leads to the detached garage and half standing footpath which takes you to the front door. Lawned gardens can be found to front with twin timber access gates leading to the rear garden.

## THE GRAND TOUR

Heading inside, the hall entrance is finished with wood effect flooring and a recessed barrier mat, along with three useful built-in storage cupboards, loft access hatch above and recessed spotlighting. Doors lead off to the three bedrooms, living space and kitchen accommodation. To the front of the bungalow, the dining room can be found with a U-shaped arrangement of wall and base level units with integrated cooking appliances, including an inset electric ceramic hob and built-in electric oven with extractor fan above. An integrated fridge freezer and dishwasher are included, with space provided for a washing machine. Wood effect flooring continues underfoot with ample space for a dining table with a door leading out to the rear garden. Adjacent, the sitting room enjoys garden views to the rear with fitted carpet underfoot. The three bedrooms sit to the left hand side of the property - all finished with fitted carpet and uPVC double glazing, whilst it is served by the main shower room with a modern white three piece suite including storage under the hand wash basin. A large walk-in double shower cubicle includes a thermostatically controlled shower, with tiled splash-backs and heated towel rail. Completing the property is the useful cloakroom - completed with a two piece suite with storage and tiled effect flooring.

## FIND US

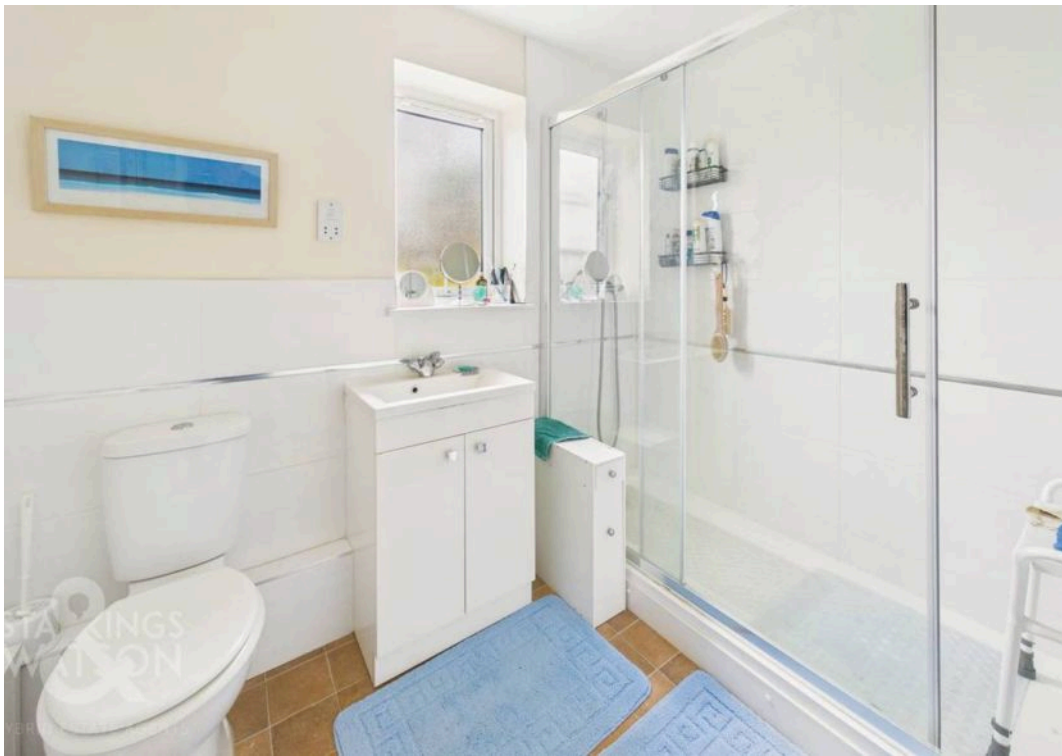
Postcode : NR14 6SH

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## VIRTUAL TOUR

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



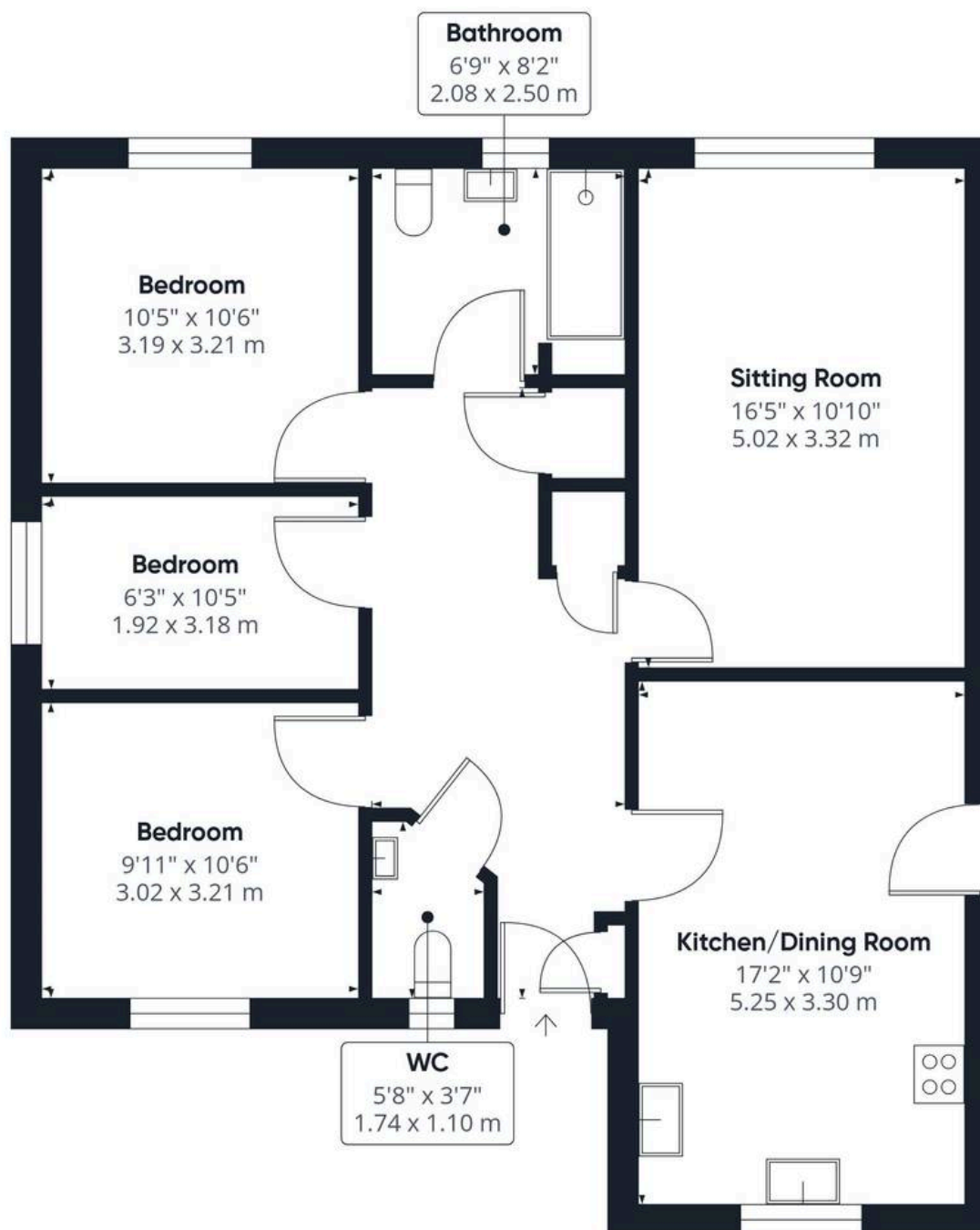




## THE GREAT OUTDOORS

The rear garden wraps around the property with a large lawned expanse to the side - enclosed within timber panel fencing and mature hedging. A timber shed sits by the garage, with an access gate to the driveway. To the rear of the bungalow a hard standing footpath leads to a patio seating area, with a variety of mature planting and views across the adjacent fields. The garage is accessed via an electric roller door to front, with a side access door, storage above, power and lighting.





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

874 ft<sup>2</sup>

81.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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