



Hampton Avenue, Thurlton - NR14 6RH



Hampton Avenue

Thurlton, Norwich

NO CHAIN. This beautifully REFURBISHED DETACHED BUNGALOW presents a fantastic opportunity for those seeking a MODERN, SINGLE-LEVEL HOME in a peaceful cul-de-sac setting, backing onto PLAYING FIELDS. Boasting a NEW LAYOUT, K-REND EXTERIOR, RE-WIRED ELECTRICS, AIR SOURCE HEATING and a SMART DECOR, the property has been thoughtfully updated throughout, boasting a generous 14' SITTING ROOM that enjoys pleasant views over the quiet street and down to the VILLAGE SHOP. At the heart of the home is a contemporary OPEN PLAN KITCHEN with GRANITE SURFACES, seamlessly flowing into a bright CONSERVATORY that is perfect for dining or relaxing. There are TWO well-proportioned BEDROOMS, alongside a versatile STUDY HALL that can be used as a home office or reading nook. The SHOWER ROOM includes storage and an AQUALISA POWER SHOWER. With double glazing and air source heating, the property is designed for comfort and efficiency. A brick-weave DRIVEWAY provides ample off-road PARKING and a GARAGE.



The outside space is a true highlight of this property. The GARDENS WRAP AROUND the side and rear of the bungalow, offering a mix of lawned areas and patio seating that are ideal for entertaining or simply enjoying the outdoors.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Refurbished Detached Bungalow
- Backing Onto Playing Fields
- 14' Sitting Room with Views over the Cul-De-Sac
- Open Plan Contemporary Kitchen & Conservatory
- Two Bedrooms & Study Hall
- Shower Room
- Wrap Around Gardens, Brick-weave Driveway & Gardens

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

Enjoying an elevated position and approached via a brick-weave driveway, ample off road parking can be found with planted front borders. Access leads to the main property, gated rear garden and detached garage.

THE GRAND TOUR

Stepping inside, the hall entrance offers the ideal meet and greet space and the perfect study or snug area, with a front facing window, useful built-in cupboard, fitted carpet underfoot and a door taking you to the main inner hallway. A further side door leads to the garden and a built-in cupboard for storage. The loft access hatch can be found above whilst doors lead off to the kitchen, bedrooms and living accommodation. The main sitting room sits at the front of the bungalow enjoying views across the cul-de-sac with fitted carpet underfoot. The kitchen and conservatory are fully open plan offering a re-fitted range of wall and base level units with granite work-surfaces and integrated cooking appliances including an inset electric ceramic hob and built-in eye level slide and hide electric oven. Tiled flooring with under floor heating flows underfoot with integrated appliances including a dishwasher, washing machine and water softener, with space provided for a fridge freezer. The conservatory doubles as the ideal sitting or dining space with windows to all sides and French doors leading out to the patio. The main bedroom enjoys garden views with fitted carpet underfoot and a built-in double wardrobe, with the second bedroom sitting opposite - complete with fitted carpet and uPVC double glazing. Completing the property is a shower room with a three piece suite including storage under the wall mounted hand wash basin, corner shower cubicle with Aqualisa power shower, tiled splash-backs and flooring.

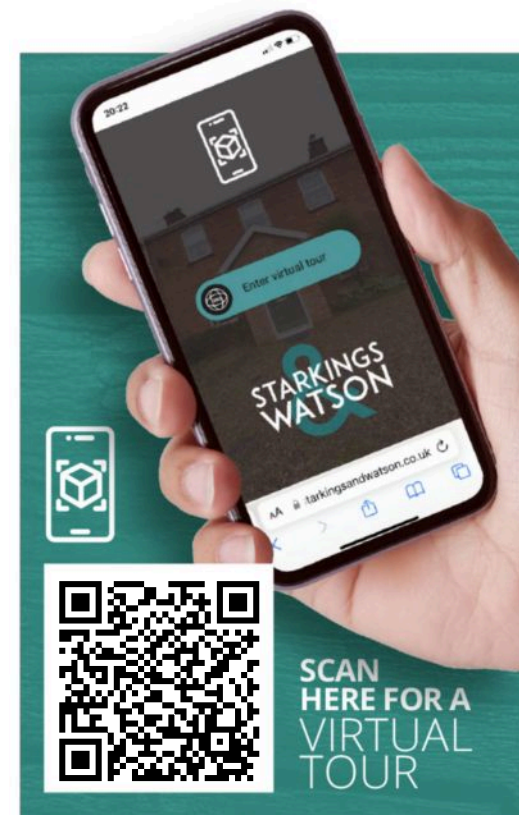
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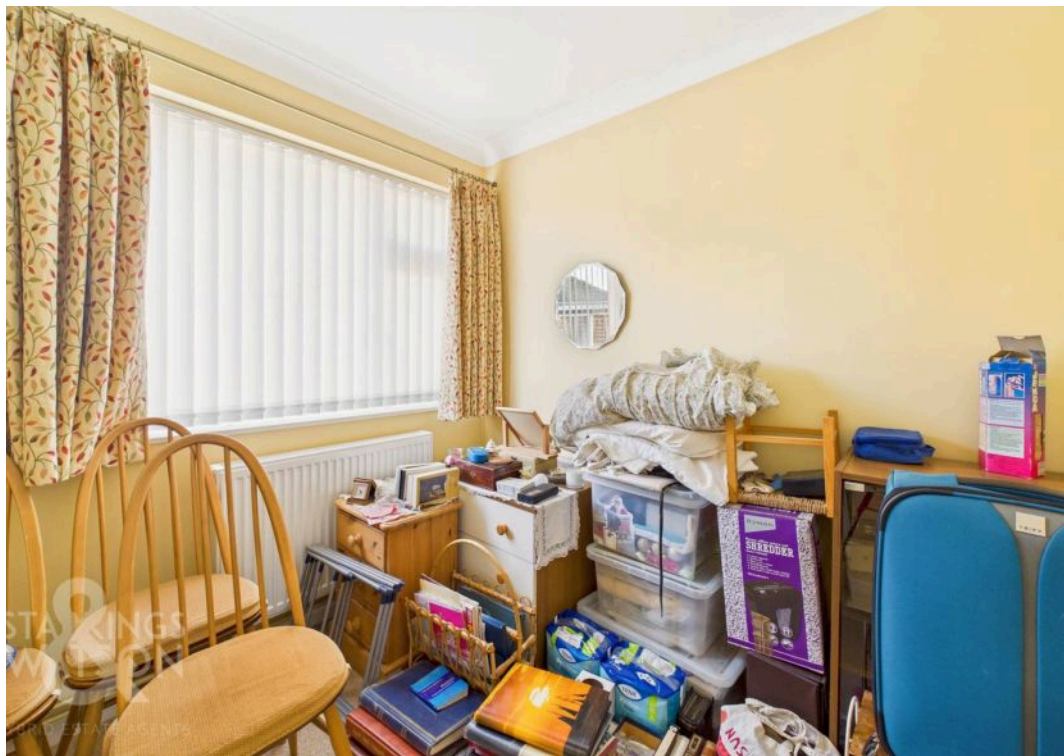
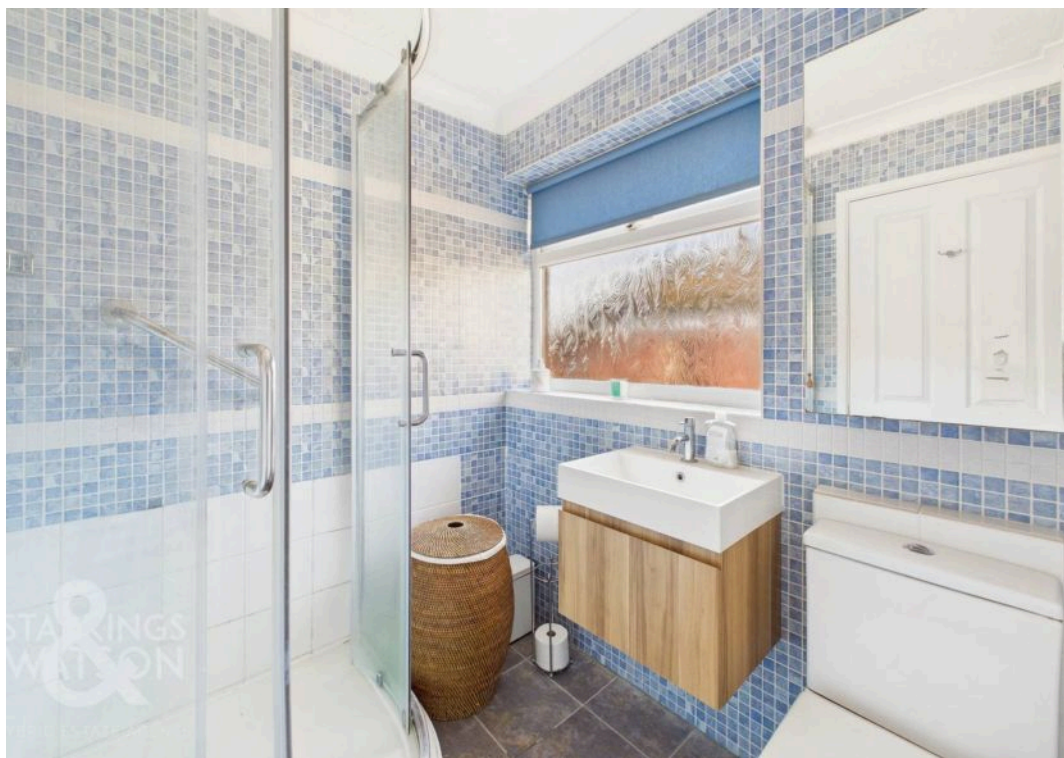
Postcode : NR14 6RH

What3Words : [///tungsten.tightrope.blunders](https://www.what3words.com/#!/tungsten.tightrope.blunders)

VIRTUAL TOUR

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



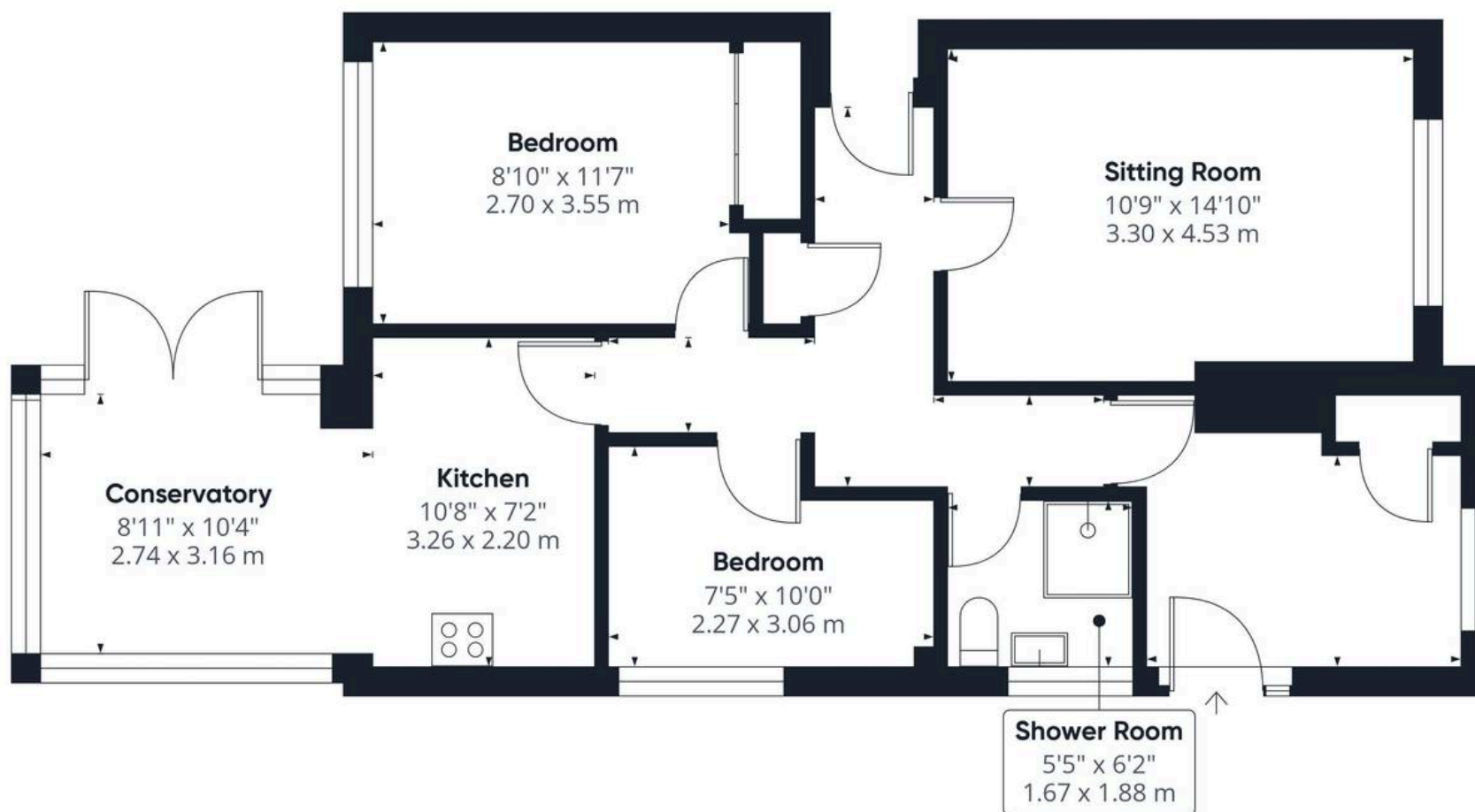




THE GREAT OUTDOORS

The rear gardens wrap around to the side and rear the bungalow, with areas of lawn and patio seating. Backing onto the local playing field, the garden is fully enclosed with timber panel fencing, with gated access into the front and a range of mature planted borders to all sides. A side access door and up and over door to the front leads into the garage allowing space for storage, with power and lighting.





Approximate total area⁽¹⁾

744 ft²

69.1 m²

(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.

GIRAFFE360





Starkings & Watson Hybrid Estate Agents

2a High Street, Loddon - NR14 6AH

01508 820830 • loddon@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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