



Park Close, Thurton - NR14 6AU

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HYBRID ESTATE AGENTS



Park Close

Thurton, Norwich

Motivated vendors! This beautifully EXTENDED and MODERNISED detached FAMILY HOME, offering a harmonious BLEND of OPEN PLAN LIVING and traditional comfort. Situated on an IMPRESSIVE 0.17 ACRE PLOT (stms) in the heart of the village, the property boasts approximately 1444 Sq. ft (stms) of versatile accommodation. With an UPDATED INTERIOR including NEW WINDOWS THROUGHOUT, NEW ELECTRICS and PLUMBING, the accommodation is presented in MOVE-IN CONDITION. The welcoming entrance hall leads to a spacious 19' L-SHAPED SITTING ROOM with a FEATURE WOOD BURNER, ideal for relaxing evenings. The equally generous 19' L-SHAPED KITCHEN/DINING ROOM is designed for family life and entertaining, complete with STUNNING CONTRASTING KITCHEN UNITS and LOW PROFILE WORK SURFACES, with direct access to the garden. A separate GROUND FLOOR STUDY/HOME OFFICE and UTILITY/CLOAKROOM add to the versatility, with the layout providing FOUR WELL-PROPORTIONED BEDROOMS arranged over two floors, complemented by an EN SUITE to the main bedroom, and FAMILY

BATHROOM - both with STRIKING TILED SPLASH-BACKS. Modern finishes, thoughtful extensions, and ample natural light create a warm and inviting atmosphere throughout. The property also benefits from a GARAGE and DRIVEWAY PARKING, leading to the great outdoors! Private WRAP AROUND GARDENS, offer a tranquil retreat for all ages. The rear garden features a sizeable LAWN, while a patio seating area extends seamlessly from the kitchen, perfect for alfresco dining.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- Motivated Vendors!
- Extended & Modernised Detached Family Home which Blends Open Plan Living
- Approx. 0.17 Acre Plot (stms) with Private Wrap Around Gardens
- Garage & Driveway Parking
- Approx. 1444 Sq. ft (stms) of Accommodation
- 19' L-Shaped Sitting Room with Wood Burner
- 19' L-Shaped Kitchen/Dining Room with Door to Garden
- Four Bedrooms Over Two Floors & Separate Study



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

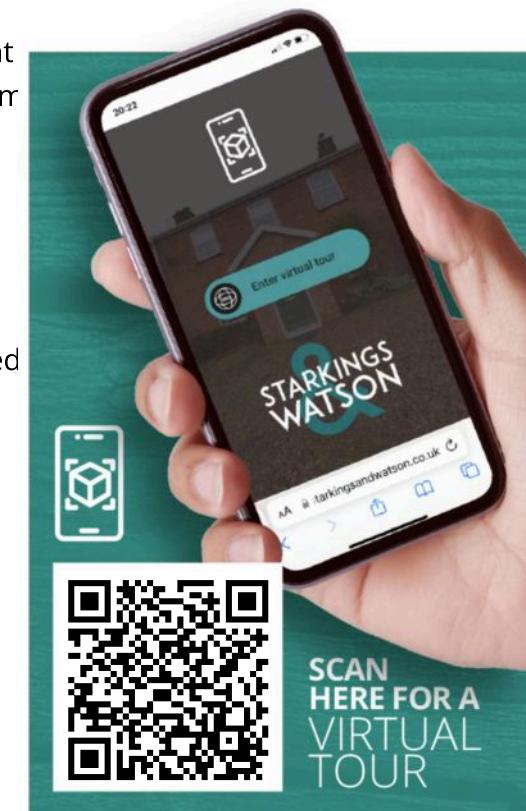
Occupying a corner plot position, the property is approached via a half standing driveway to the side of the property, where the garage and gated rear garden can be found. Access leads to the main entrance door and wrap around front gardens - fully enclosed behind mature planting and shrubbery. The front gardens are laid to lawn, and include a patio seating area extending from the living room French doors.

THE GRAND TOUR

Heading inside, the hall entrance offers the ideal meet and greet space with wood effect flooring underfoot and a recessed barrier mat for ease of maintenance. As you enter, stairs rise to the first floor landing with practical storage space below including a built-in storage cupboard and ample space for coats and shoes. Doors lead off to the ground floor bedroom and bathroom accommodation, central kitchen and opening to the main living space. Flooded with natural light via the front facing window and French doors, this spacious and versatile room offers a feature fireplace to one side, including a cast iron wood burner with a tiled surround and solid wood hearth. Double doors lead to a study whilst a further opening takes you to the kitchen/dining area - creating the hub of the home. This fully renovated and extended space offers contrasting units with low profile work surfaces and attractive tiled splash-backs which run around the work surface.

Integrated cooking appliances include an inset gas hob and built-in electric oven, with an extractor fan above, along with space for a fridge freezer and an integrated dishwasher. Tiled flooring runs through the space with ample room for a large dining table, with a further built-in storage cupboard and door taking you to the rear garden. The study offers a variety of uses with a further front facing window and fitted carpet underfoot. A ground floor bedroom enjoys dual aspect views to side and rear, with wood effect flooring and a built-in wardrobe. Completing the ground floor is the utility/cloak room, the two piece suite includes storage under the hand wash basin and space for laundry appliances, including a washing machine and tumble dryer, with tiled flooring underfoot.

Heading upstairs, the carpeted landing includes a useful built-in storage cupboard with doors leading off to the three bedrooms. Each of the bedrooms is finished with fitted carpet and uPVC double glazing, whilst the main bedroom includes a bespoke range of built-in wardrobes and storage, with twin rear facing velux windows offering excellent natural light. A private en suite shower room leads off, having been newly extended including storage under the hand-wash basin and a walk-in shower cubicle with a thermostatically controlled twin head rainfall shower. The family bathroom is finished in a similar style with attractive tiled splash-backs, with useful built-in storage, shaped panelled bath with a thermostatically controlled twin head rainfall shower, tiled flooring and heated towel rail.







THE GREAT OUTDOORS

Heading outside, the rear garden offers a sizeable lawned expanse with a patio seating area extending from the kitchen. Enclosed within timber panel fencing and mature hedging, the garden includes a greenhouse and range of raised vegetable plots, with a timber built summer house in the far corner, and a range of exterior storage. The garage could house a small car. This has also been renovated as well. Damp proof course and insulation under the newly laid garage floor. The doors were also newly hung with additional bolted security so as to keep belongings secured. Storage remains secure, dry, and easily accessible from front and rear entrances making loading and off loading into cars easy. Offers double doors to front, door to rear, gas fired central heating boiler, power and lighting.

FIND US

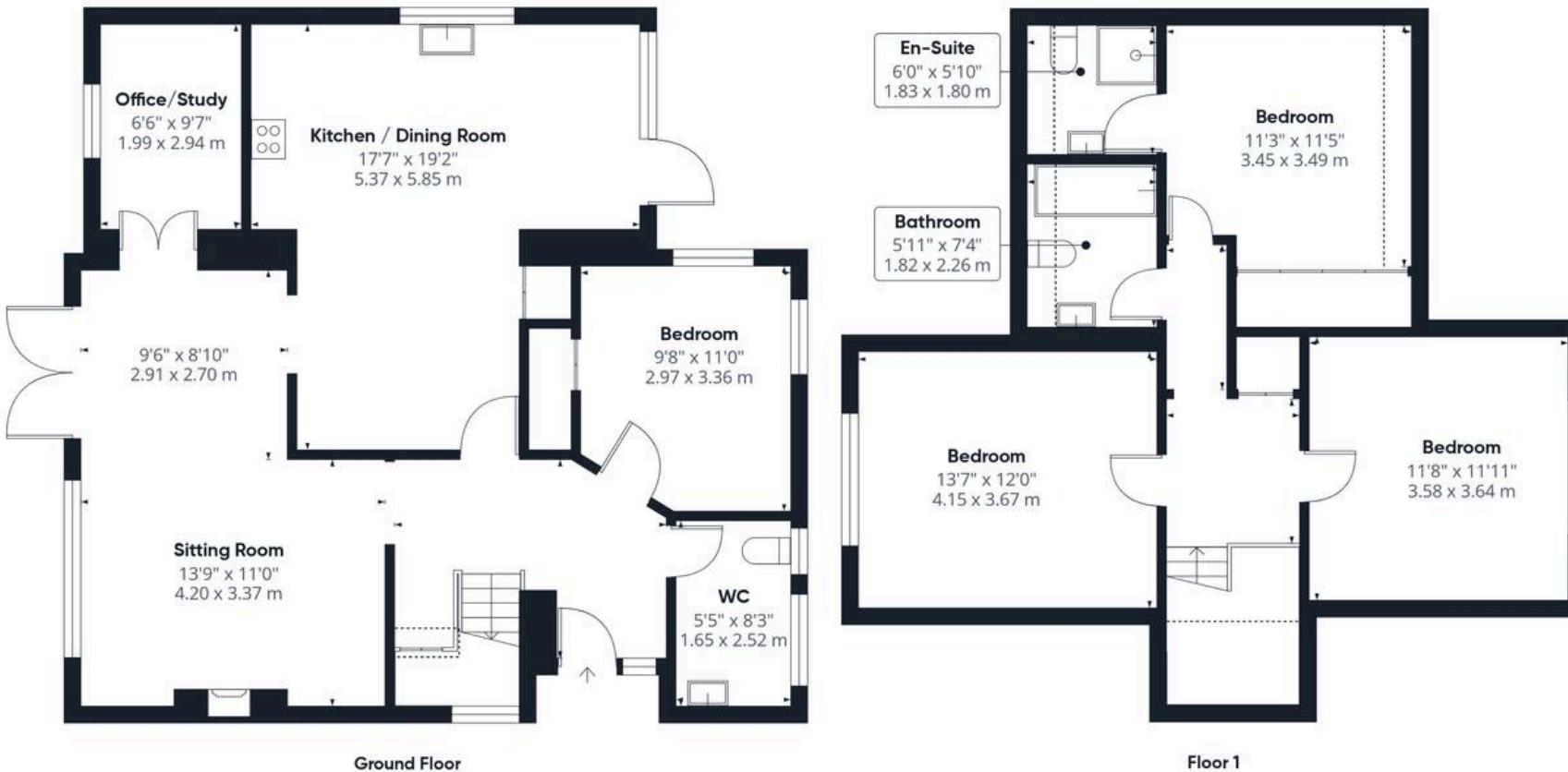
Postcode : NR14 6AU

What3Words :

[///showrooms.skippers.suddenly](https://what3words.com///showrooms.skippers.suddenly)

VIRTUAL TOUR

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



Approximate total area⁽¹⁾

1444 ft²
134.3 m²

Reduced headroom
33 ft²
3.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360





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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.