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*Blacksmiths Gardens,*  
Thurlton, Norfolk

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MUSKER  
McINTYRE  
ESTATE AGENTS



Loddon – 3.9 miles  
Beccles – 6.8 miles  
Norwich – 16.0 miles

Located on the edge of the village, this detached bungalow was built in 2020 and sits on a generous plot. Offered to the market with NO ONWARD CHAIN, the property provides flexible accommodation featuring three bedrooms, an ensuite to the master, a shower room, a reception room, and a contemporary kitchen. Outside, there is ample off-road parking, a detached garage, and attractive gardens to both the front and rear. We highly recommend viewing this property to fully appreciate the space and high standard of finish on offer.

**Accommodation comprises briefly:**

- Hallway
- Sitting Room
- Three Bedrooms
- Ensuite To Master
- Kitchen
- Shower Room
- Ample Off-Road Parking
- Detached Garage
- Front & Rear Gardens

**Property**

The front door opens into a hallway providing access to all rooms. Immediately to the right is the shower room comprising a large shower cubicle, a hand wash basin, and a WC. Opposite the shower room is a contemporary kitchen equipped with ample wall and base units, a one-and-a-half bowl stainless steel sink and drainer under a window to the front aspect. Integrated appliances include an electric oven, a hob with an extractor, and a dishwasher, along with space for a washing machine and fridge/freezer (both included in the sale). The kitchen also features a water softener and there is a door leading to the driveway. The spacious sitting room includes a feature fireplace as a central focal point, with double doors opening to the rear garden. The master bedroom is located at the rear of the property with garden views and benefits from an ensuite shower room. Bedroom three also overlooks the rear, while bedroom two is situated at the front, overlooking the front garden.











### Outside

The property is approached via a shared driveway leading to off-road parking for two to three cars and a detached garage with an up-and-over door. A side gate leads to the rear garden, while a separate door provides access to the kitchen. The front garden is primarily laid to lawn with a small bordering hedge and a pathway leading to the front door. The rear garden is primarily laid to lawn, fully fenced for privacy and bordered by flowerbeds containing a variety of plants and shrubs. A paved path leads around the property and there is a small area outside the sitting room's French doors that is ideal for a dining table and chairs. Additionally, there is a large summer house in situ, providing an ideal space to enjoy the garden or to use as a home office.

### Location

The property is located in a quiet, modern development in the village of Thurlton. The village offers various amenities, including The Queens Head pub, a community shop, All Saints Church, a village hall with a playground, a pre-school, and a primary school. Thurlton also features an active local community, and bus links to Beccles and Norwich via Loddon. The market town of Beccles is a short distance away, providing a full range of supermarkets, restaurants, schools, and sporting facilities, as well as a train station with links to London via Ipswich. Nearby Loddon offers additional amenities, and the property is situated within the catchment area for Hobart High School.



## Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

## Services

Air source heat pump providing underfloor heating throughout. Mains electricity, water and drainage.

Energy Rating: B

## Local Authority:

South Norfolk District Council

Tax Band: D

Postcode: NR14 6GJ

What3Words: ///dices.replayed.afternoon

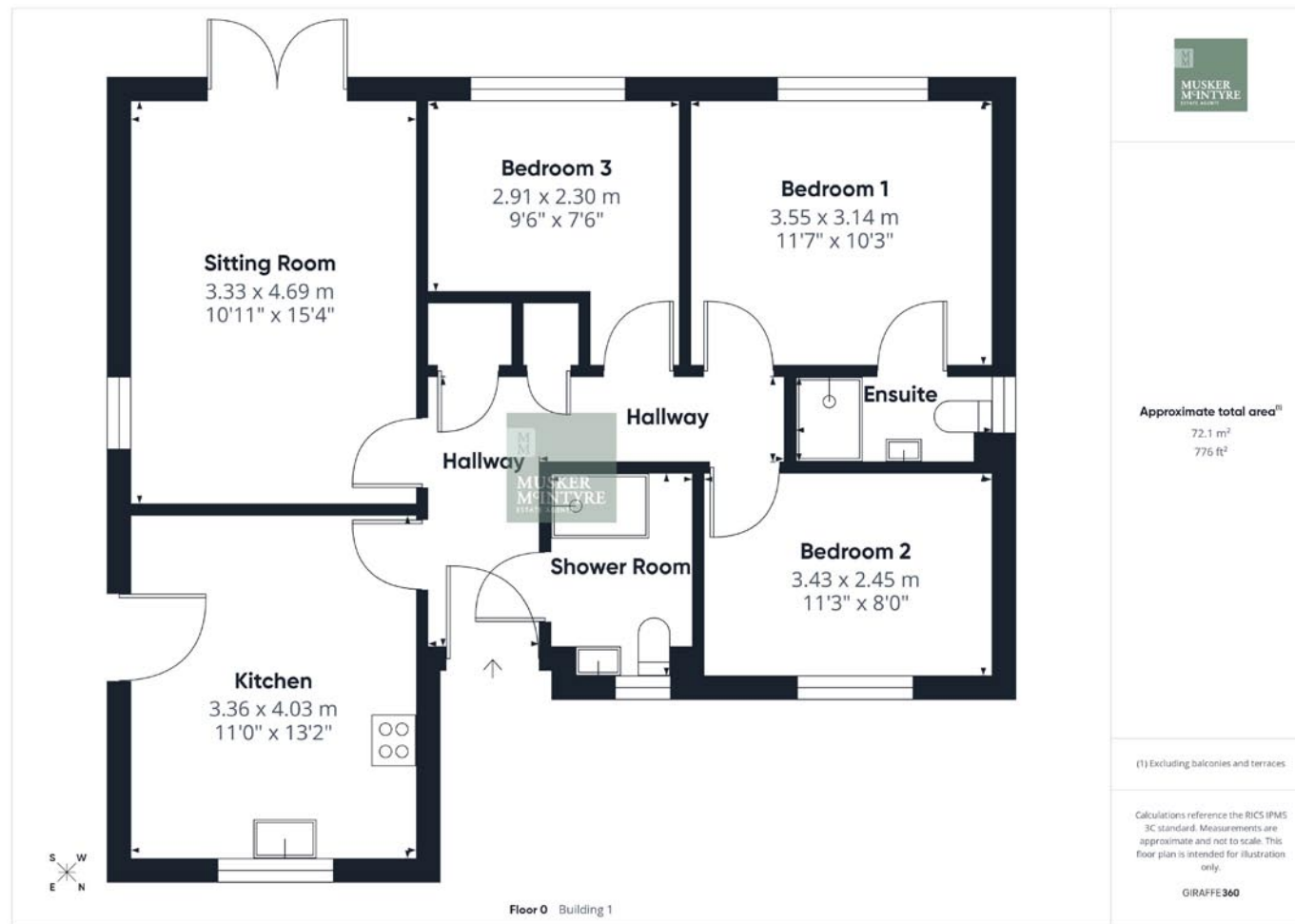
## Tenure

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: £375,000**



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

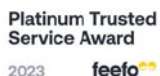
Loddon 01508 521110

Halesworth 01986 888205

Harleston 01379 882535

[www.muskermcintyre.co.uk](http://www.muskermcintyre.co.uk)

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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