



Meadow Close, Thurlton - NR14 6RQ





## Meadow Close

Thurlton, Norwich

NO CHAIN. Having been UPDATED and MODERNISED, this EXTENDED semi-detached bungalow enjoys FIELD VIEWS to rear, whilst offering a VERSATILE LAYOUT. Internally a NEUTRAL DECOR can be found complete with APP CONTROLLED electric heating. Centred on the 15' KITCHEN/DINING ROOM, this open plan space is ideal for a table, with a step taking you to the 16' SITTING ROOM with FIELD VIEWS. THREE BEDROOMS can be found throughout the property, including one with an EN SUITE SHOWER ROOM. The family bathroom sits off the front hall, with a SHOWER over the bath and ATTRACTIVE SPLASH BACKS. The GARDENS are LOW MAINTENANCE and ideal to take in the view.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Extended & Fully Modernised
- Panoramic Field Views to Rear
- 15' Kitchen/Dining Space
- 16' Sitting Room with Field Views
- Three Bedrooms
- Family Bathroom & En Suite
- Off Road Parking to Front

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 the cul-de-sac, the property is approached via a shingle frontage and a tarmac pathway which leads to the main entrance door. French doors lead into the kitchen, and also to the hall entrance.



## THE GRAND TOUR

Wood effect flooring runs through the hall entrance with a window to side and door leading to the main double bedroom - complete with wood effect flooring and a wall mounted electric heater. The re-fitted family bathroom offers a luxurious feel with aqua board splash-backs and tiled flooring along with a contemporary white three piece suite including storage under the sink, twin head thermostatically controlled rainfall shower over the bath and an electric heated towel rail. The main sitting room also leads off the hall with wood effect flooring underfoot and a full height window. A door leads into the courtyard style rear garden giving a hint to the field views beyond. The third bedroom/study leads off the main sitting room which has been fully redecorated and includes an electric heater and wood effect flooring creating the ideal nursery or study space. The heart of the home is the newly fitted kitchen with twin sets of French doors to front and side creating a light and bright feel, with an L-shape arrangement of storage units and contemporary work surface including an inset electric hob and built-in electric oven with stainless steel splashback and extractor fan above. Space is provided for general white goods with the fridge freezer integrated. Completing the property is the final bedroom which is located to the rear of the property, with dual aspect views across the fields beyond and with a door to the newly fitted ensuite shower room, boasting a contemporary white three piece suite, aqua board splash-backs to the shower cubicle and a twin head thermostatically controlled rainfall shower.

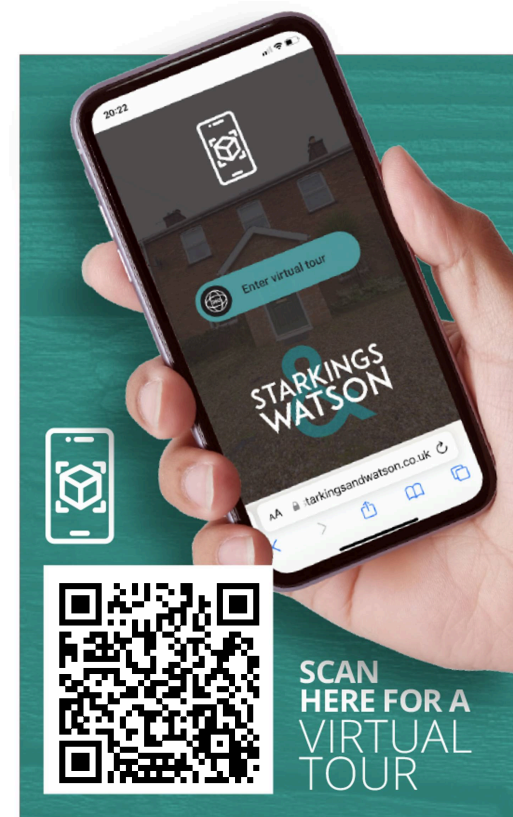
## FIND US

Postcode : NR14 6RQ

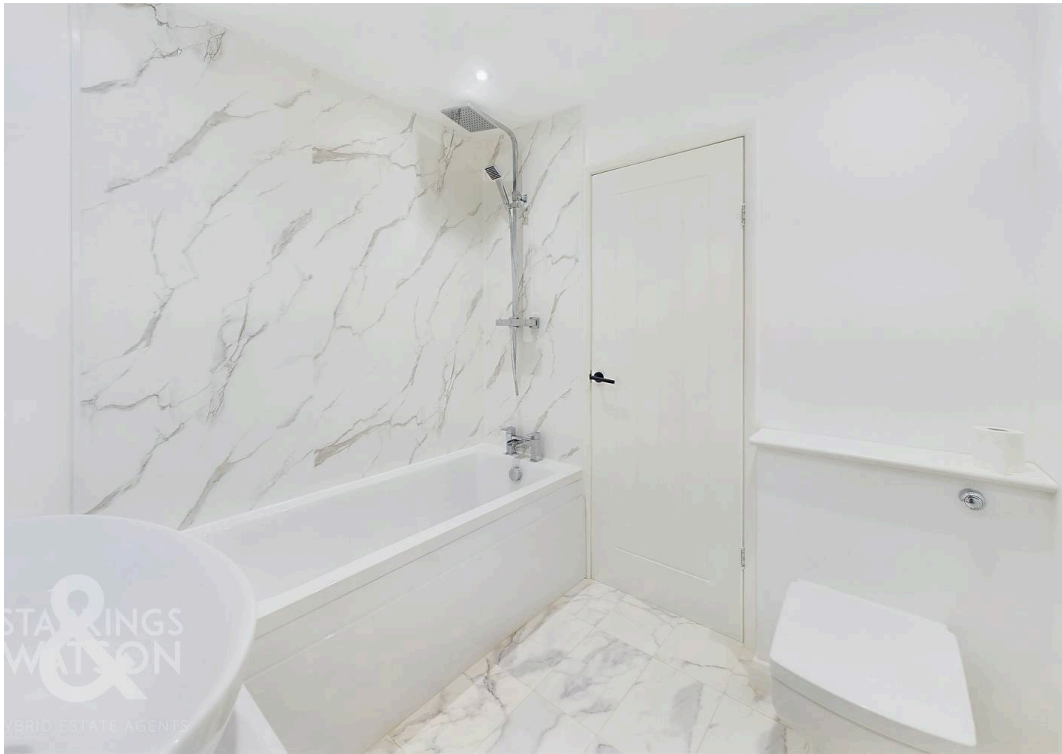
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## VIRTUAL TOUR

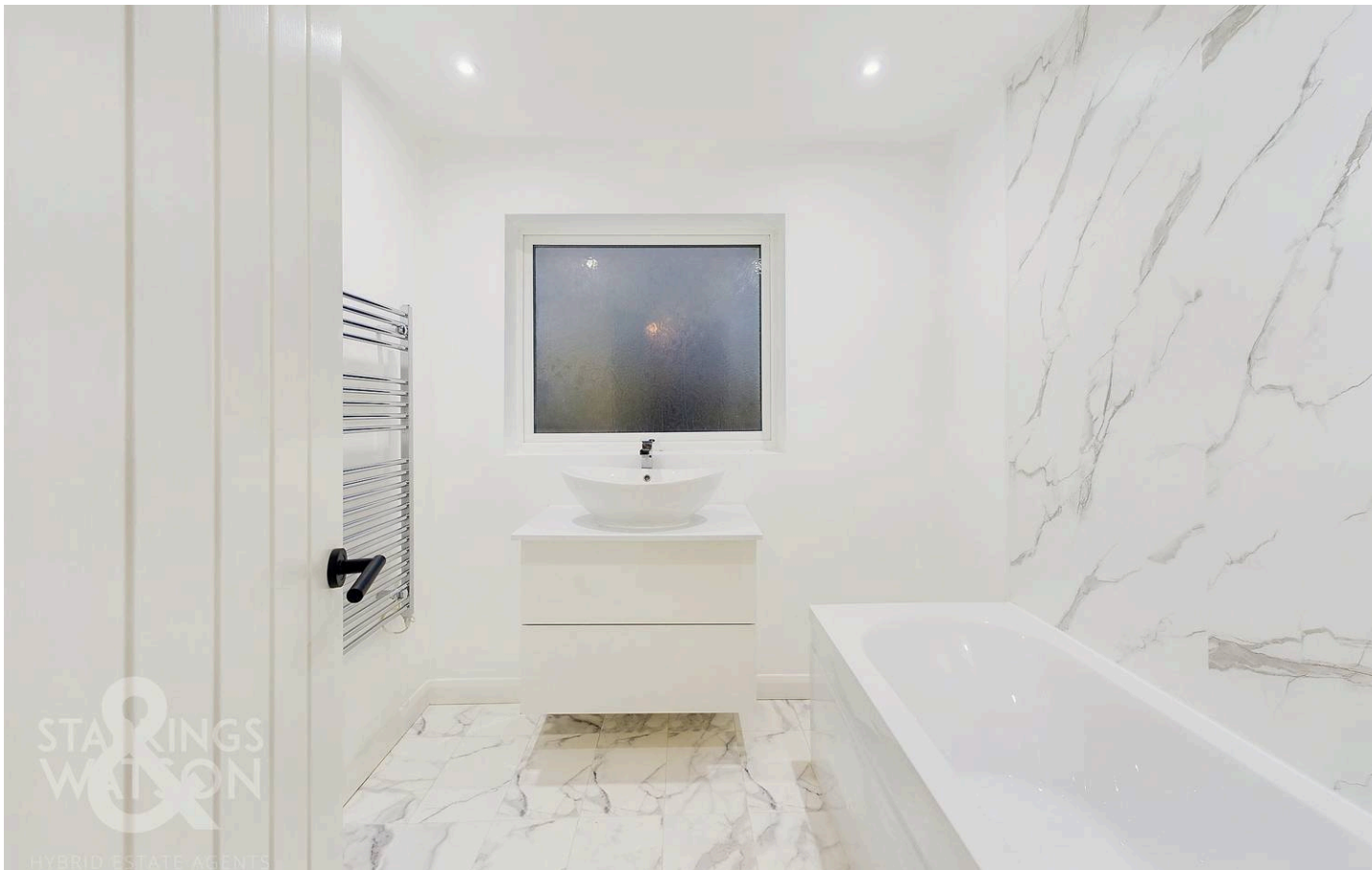
View our virtual tour for a full 360 degree of the interior of the property.











## THE GREAT OUTDOORS

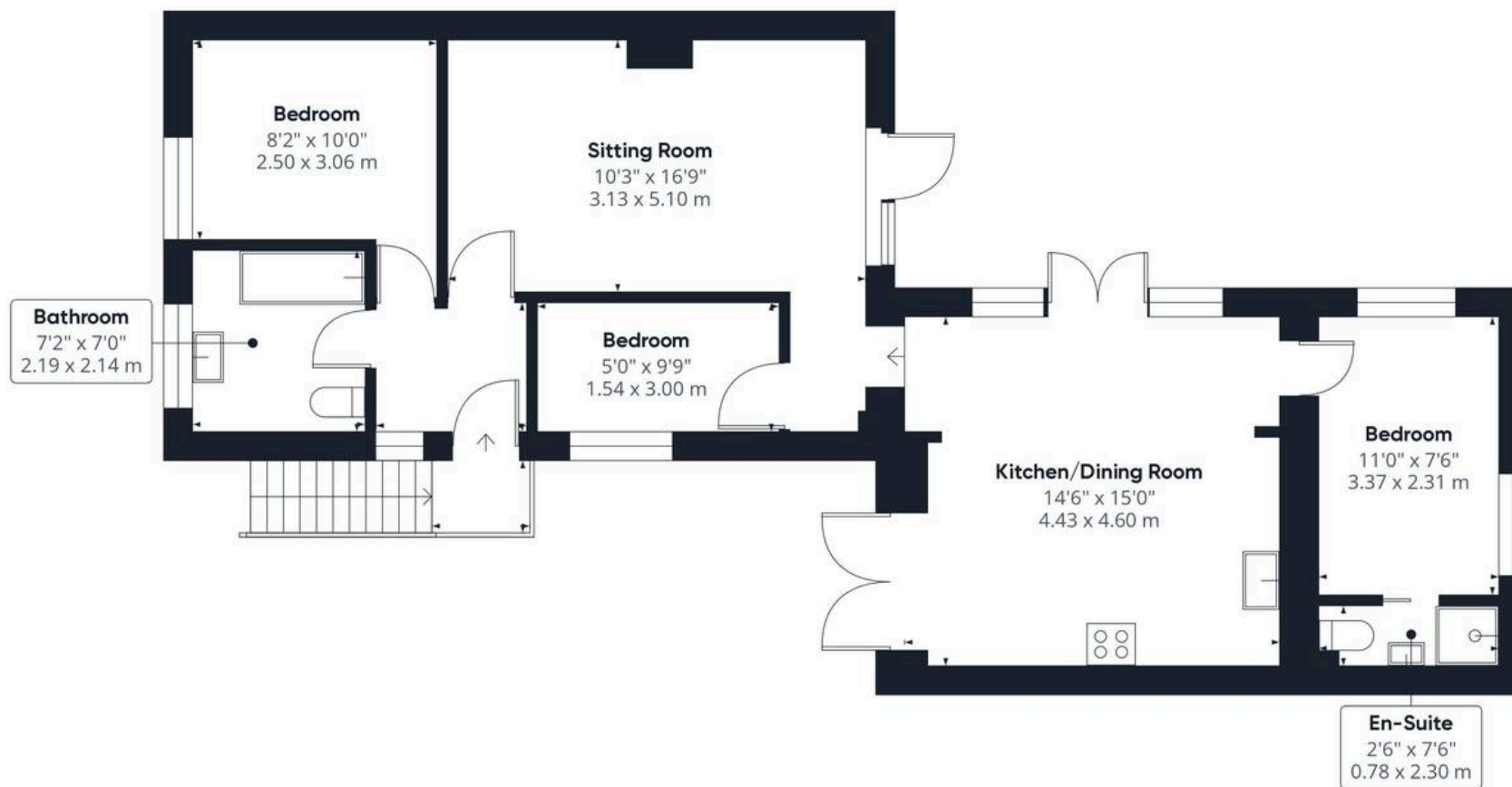
With panoramic field views, a courtyard style garden with a low maintenance feel can be found. Complete with raised beds to one side, an area of patio and slate finish the space. A low level hedge to the rear boundary ensures the field views can be enjoyed throughout the year.

### Driveway

2 Parking Spaces







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

734.11 ft<sup>2</sup>  
68.2 m<sup>2</sup>

**Balconies and terraces**

39.4 ft<sup>2</sup>  
3.66 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**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.