



St. Georges Close, Thurton - NR14 6AY





## St. Georges Close

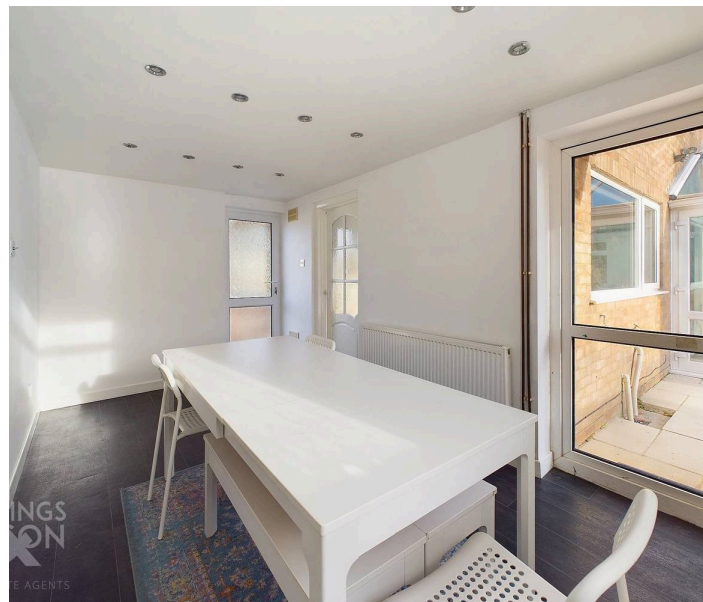
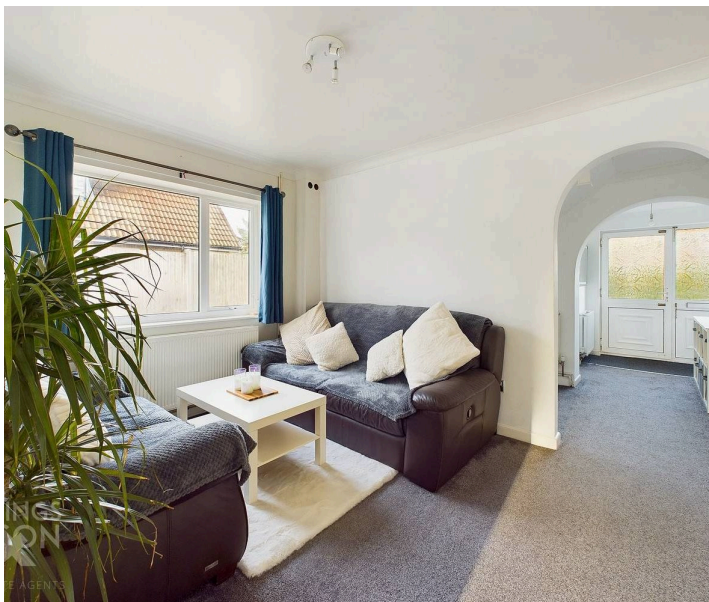
Thurton, Norwich

With OVER 1660 Sq. ft (stms) of accommodation, this DETACHED CHALET STYLE HOME enjoys an UPDATED INTERIOR with a NEUTRAL DECOR, modernised KITCHEN and BATHROOMS. Including an EXTENDED LIVING SPACE, the 16' SITTING ROOM flows into the 12' CONSERVATORY - with FRENCH DOORS onto the rear garden. The KITCHEN sits between a separate SNUG and 14' DINING ROOM. The GROUND FLOOR DOUBLE BEDROOMS sits opposite the shower room, with THREE BEDROOMS, W.C and family bathroom upstairs. All BEDROOMS include BUILT-IN WARDROBES. To the outside, AMPLE PARKING can be found to the front and side, with access to the GARAGE. The REAR GARDEN has been LANDSCAPED for ease of maintenance, including a LARGE PATIO and useful timber built GARDEN ROOM/STUDIO which would be an ideal home office.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





- Large Detached Family Home
- Flexible & Versatile Layout
- Ample Parking with an In & Out Driveway
- Enclosed Garden with Timber Log Cabin
- Four Reception Rooms
- Four Bedrooms
- Modern Kitchen with Garden Views
- Family Bathroom & Shower Room

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

Set back from the road and accessed via a hard standing 'in and out' driveway, ample parking can be found whilst gated access leads to both sides of the property including to the courtyard side garden where the single garage can be found adjacent.



## THE GRAND TOUR

Stepping inside, the hall entrance is finished with a fitted carpet and stairs to the first floor landing, with a useful built-in storage cupboard below. The hallway opens up to a snug seating area with a window facing to side and fitted carpet underfoot, with doors leading to the main living space. As you immediately enter the property to your right hand side a ground floor shower room can be found - presented in immaculate condition with a range of built-in storage and Aqua board splash-backs, whilst the shower cubicle includes a thermostatically controlled rainfall shower. A ground floor bedroom sits opposite with fitted carpet underfoot and dual aspect uPVC double glazed windows to front and side. The main sitting room enjoys garden views whilst full height windows and French doors open up to the adjacent conservatory with a glazed vaulted ceiling and French doors leading out to the rear garden. The modernised kitchen includes an extensive range of wall and base level units with integrated cooking appliances including an electric ceramic hob and built-in eye level electric double oven with space for a dishwasher and the fridge freezer being integrated. A door takes you to a dining/breakfast area, with wood effect flooring underfoot, and doors both to the front and rear gardens. Internal access leads to the garage which offers further conversion potential - subject to planning, with an up and over door to front and space for laundry appliances. Heading upstairs, the carpeted landing includes a loft access hatch with doors leading to the three bedrooms - all of which are finished with fitted carpet, built-in wardrobes and uPVC double glazing. A separate W.C can be found adjacent to the main family bathroom which is completed with a three piece suite comprising a shaped panelled bath, hand wash basin with vanity storage below and separate shower cubicle, whilst being finished with tiled walls and a heated towel rail.

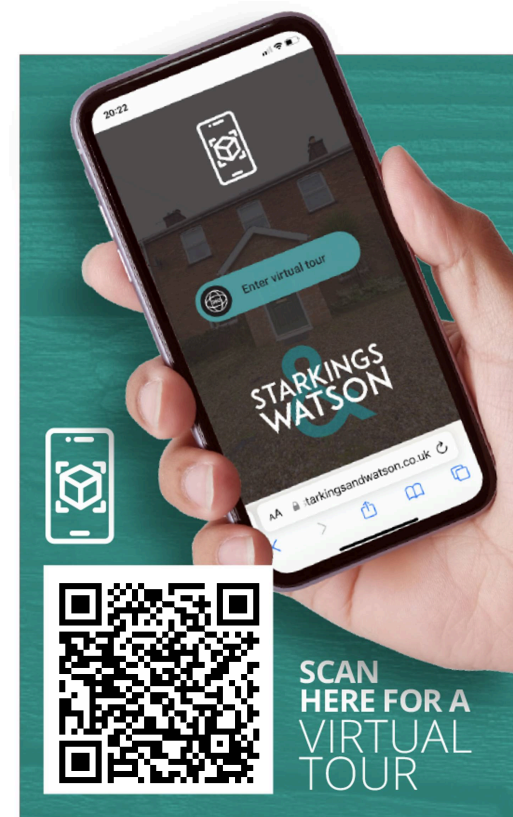
## FIND US

Postcode : NR14 6AY

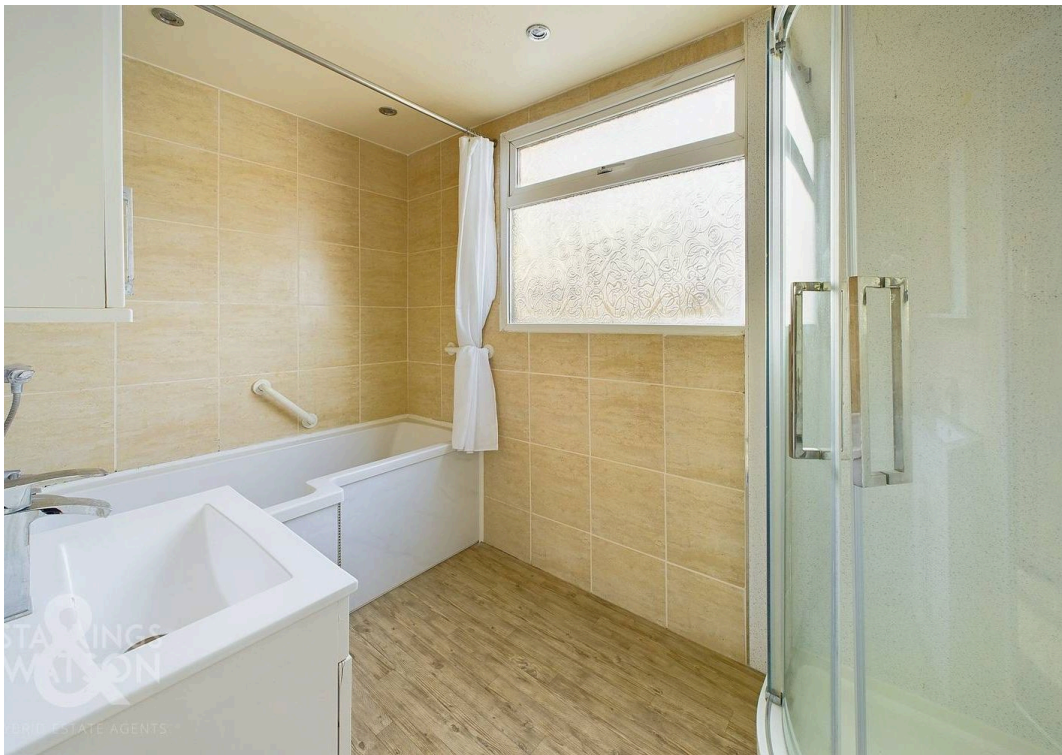
What3Words : ///invent.ordinary.besotted

## VIRTUAL TOUR

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









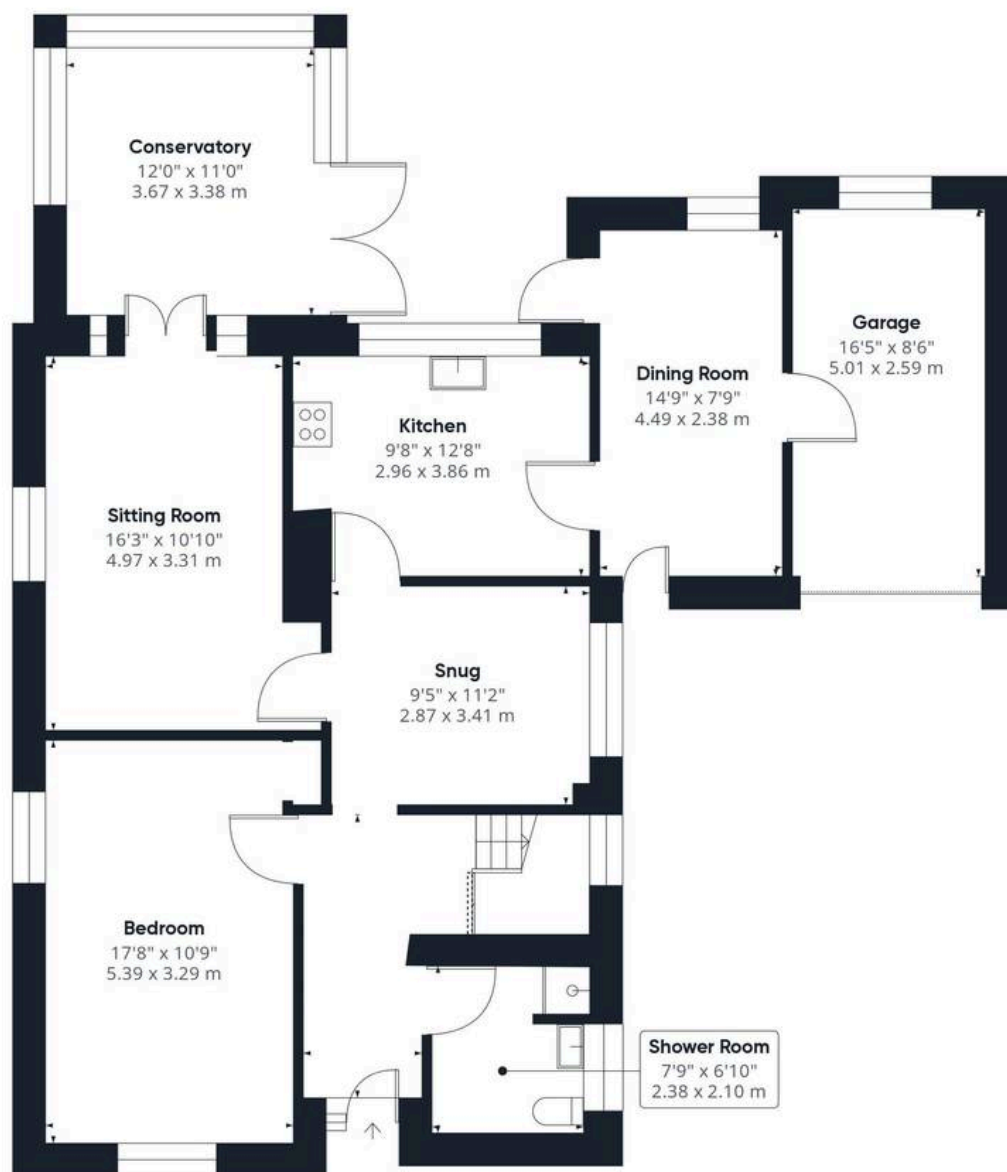


## THE GREAT OUTDOORS

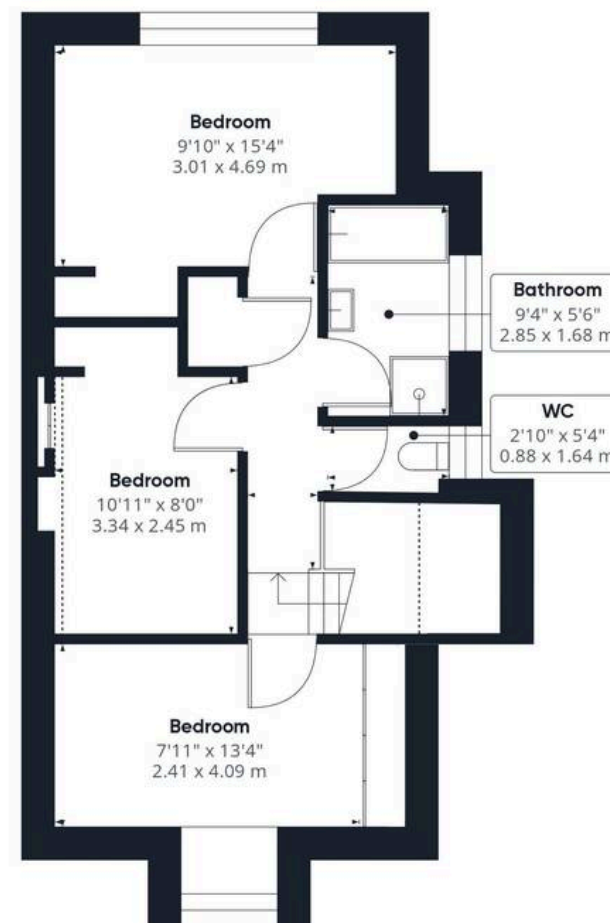
The rear garden has been pleasantly landscaped for ease of maintenance whilst retaining a section of grass, with ample space for outside dining and entertaining. The paving runs to the side raised beds and gated access which leads to the front garden. A large timber lodge offers homeworking or gym options with power and lighting installed.







Ground Floor



Floor 1

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

1669.91 ft<sup>2</sup>  
155.14 m<sup>2</sup>

**Reduced headroom**

5.23 ft<sup>2</sup>  
0.49 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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



## Starkings & Watson Hybrid Estate Agents

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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 are 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.