



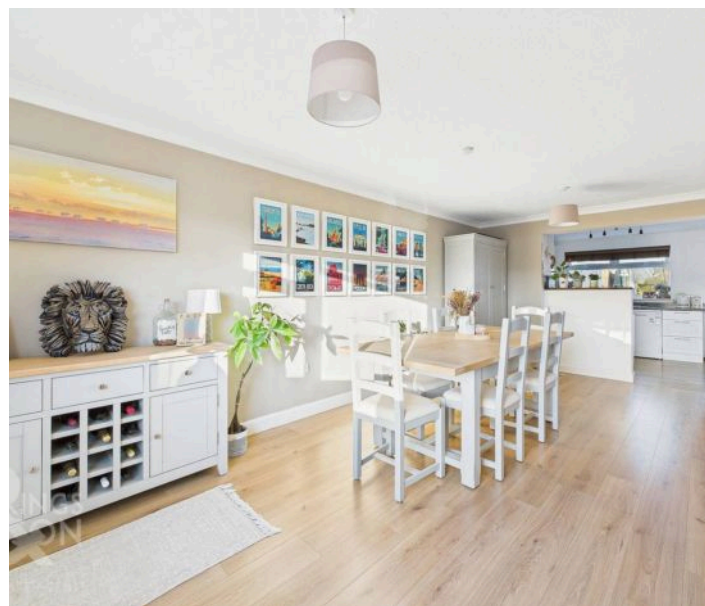
Meadow Close, Thurlton - NR14 6RQ



Meadow Close

Thurlton, Norwich

EXTENDED and MODERNISED, this 1217 Sq. ft (stms) semi-detached home backs onto FIELDS, with PANORAMIC VIEWS. The interior is FLEXIBLE and VERSATILE, allowing for UP TO FOUR BEDROOMS. The hall entrance includes storage space, with a tucked away BEDROOM/STUDY. The RECEPTION SPACE includes a 19' DINING ROOM, open plan to the 21' KITCHEN/BREAKFAST ROOM, which is also OPEN PLAN to the 15' SITTING ROOM. Flooded with NAUTRAL LIGHT, the main living space includes a FEATURE CAST IRON WOOD BURNER to one corner, whilst wood effect flooring runs through the entire space. The private UTILITY ROOM extends the KITCHEN STORAGE with room for noisy LAUNDRY APPLIANCES, ensuring the main living space is FAMILY FRIENDLY. Upstairs, THREE FURTHER BEDROOMS lead off the landing, along with the FAMILY BATHROOM and SHOWER. To the outside, there is AMPLE PARKING to front, with a PRIVATE enclosed GARDEN to rear.



Council Tax band: C

Tenure: Freehold

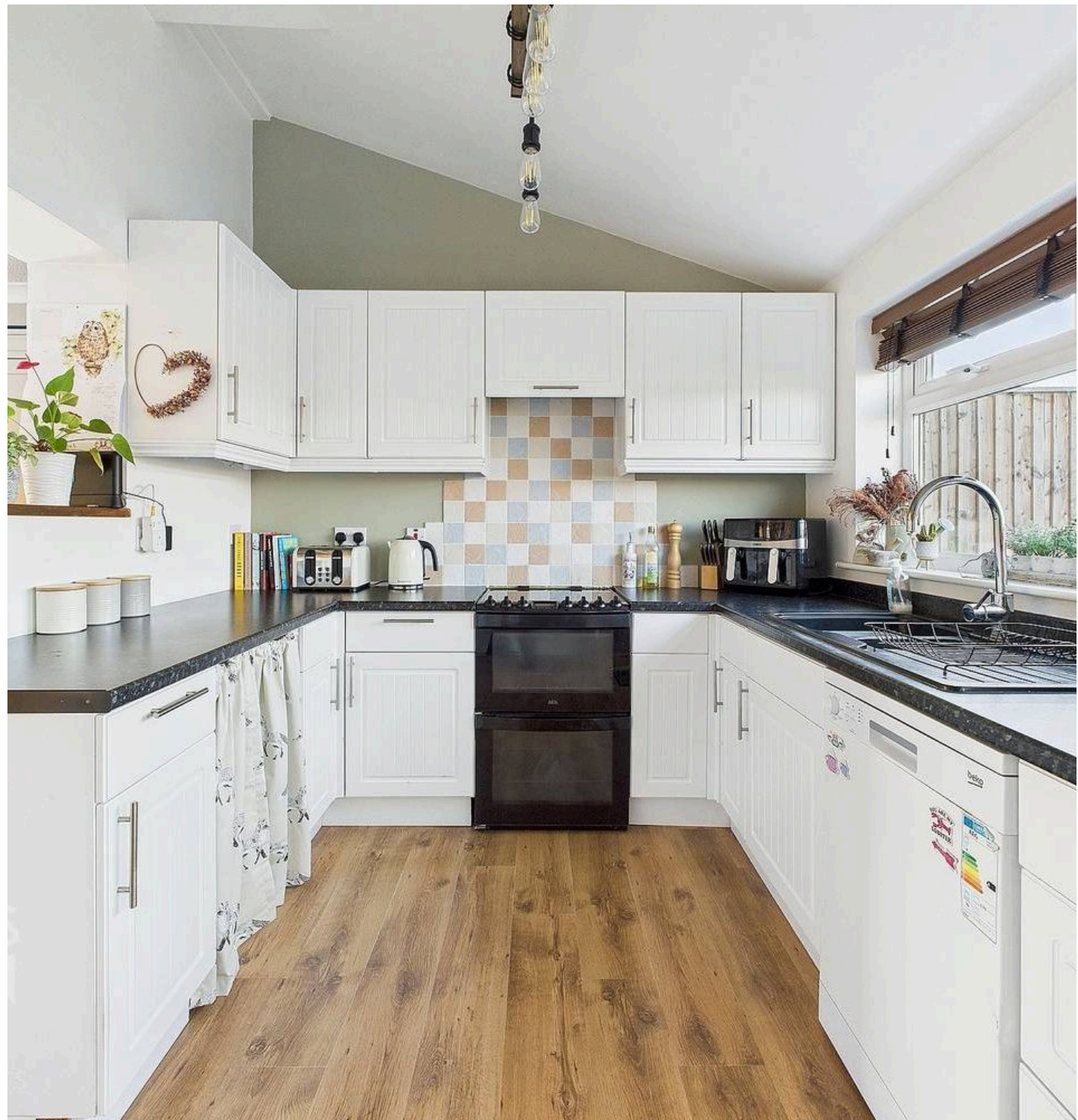
EPC Energy Efficiency Rating: E

- Immaculate & Extended Family Home
- Approx. 1217 Sq. ft (stms) of Accommodation
- Panoramic Field Views to Rear
- 21' Kitchen/Breakfast Room
- 15' Sitting Room with Wood Burner
- 19' Dining Room & Ground Floor Bedroom/Study
- Private Utility Room & Bathroom with Shower
- Three First Floor Bedrooms

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

With an elevated cul-de-sac setting, the tarmac and brick-weave driveway offers ample off road parking with access leading to the main entrance and sitting room.



THE GRAND TOUR

Stepping inside, the hall entrance includes ample space for coats and shoes, with the electric fuse box and floor standing oil fired central heating boiler installed to one side. Stairs rise to the first floor landing with a door taking you to the main dining room, and useful ground floor study which could offer bedroom accommodation if required, with tiled effect flooring underfoot and a window to side. The dining room offers multiple uses whilst being a light and bright space with wood effect flooring underfoot and an open plan aspect to the kitchen which sits adjacent running across the rear of the house. The kitchen/breakfast room offers a u-shaped arrangement of kitchen units with space for an electric cooker and general white goods, including a dishwasher with a window and door to rear, and wood effect flooring underfoot. There is ample space for a dining table with further windows to rear and a fully open plan feel to the adjacent sitting room with a vaulted ceiling and exposed timber beams. The sitting room is focused on a freestanding corner cast iron wood burner whilst wood effect flooring runs underfoot and further windows and French doors lead to the rear along with a door to front. This vast open plan space is perfect for family living, whilst offering a multitude of uses to each area depending on a new purchaser's requirements. A useful utility room leads off with space for further white goods including a fridge freezer and washing machine, ensuring peace and quiet can be enjoyed throughout the main living area. Further storage, water softener and a sink unit are also included within the utility.

Heading upstairs, the carpeted landing includes a built-in airing cupboard with doors taking you to the three bedrooms of which two are comfortable double bedrooms with the larger including built-in storage. Completing the property is the family bathroom with a white three piece suite including storage under the hand wash basin, thermostatically controlled shower with glazed shower screen, tiled walls and heated towel rail.

FIND US

Postcode : NR14 6RQ

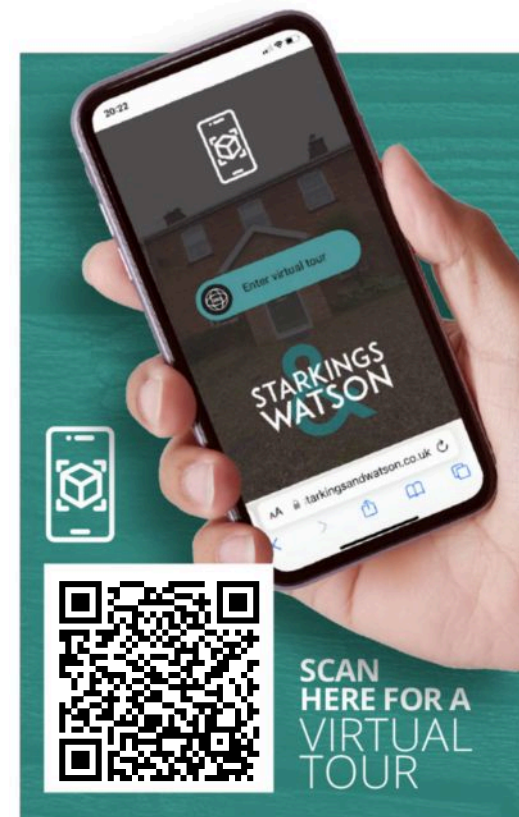
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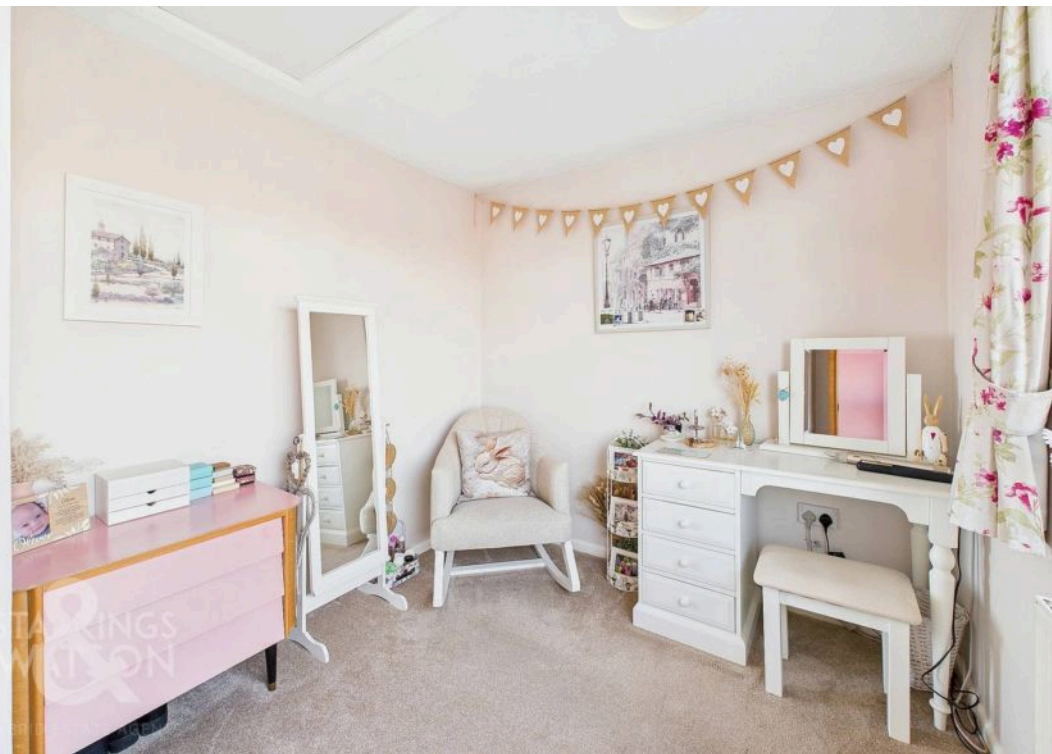
VIRTUAL TOUR

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

AGENTS NOTES

Planning permission has been sought on the land adjacent, but we understand the development wont impact the view of the property. An oil fill up valve can be found to the front of the property as there is no rear garden access.







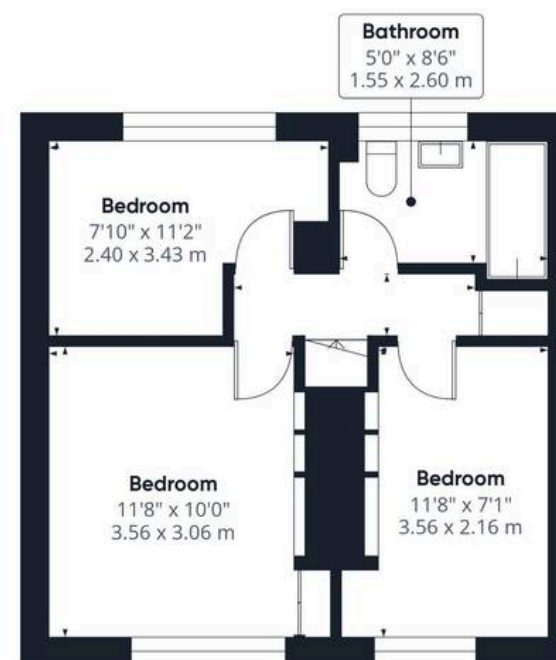
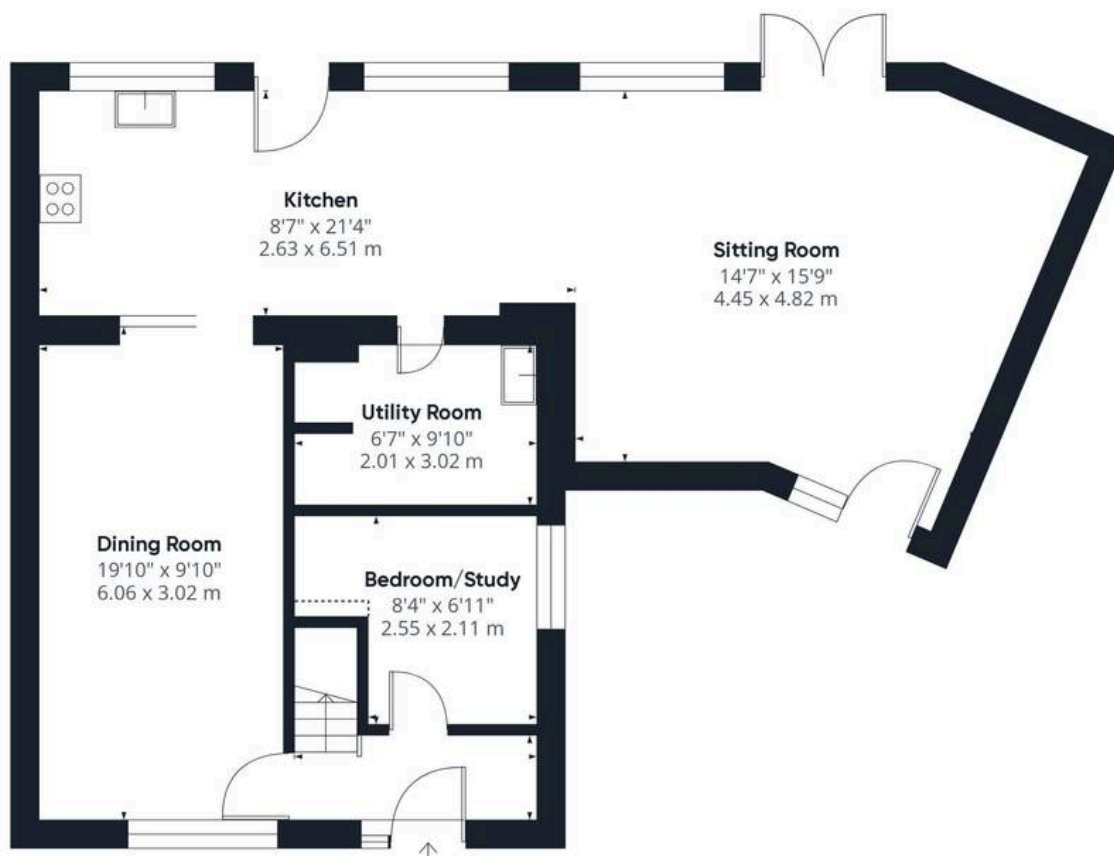
THE GREAT OUTDOORS

With panoramic field views, the garden is laid to lawn whilst being enclosed with timber panelled and post and rail fencing. Various planting can be found, with a timber shed offering storage, and the oil tank located to the far corner. An access fill point can be found to the front of the property.

Driveway

4 Parking Spaces





Approximate total area⁽¹⁾

1217.71 ft²
113.13 m²

Reduced headroom

1.32 ft²
0.12 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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 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.