



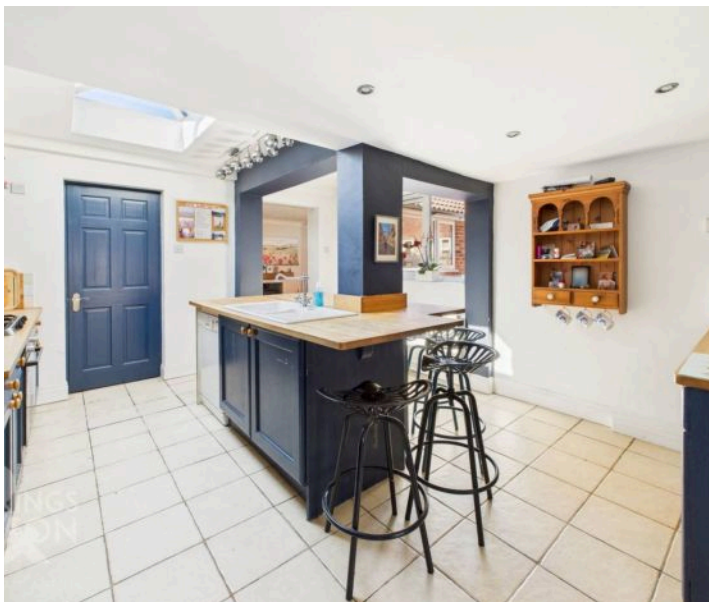
Sandy Lane, Thurlton - NR14 6QX



Sandy Lane

Thurlton, Norwich

Occupying a RURAL POSITION close to VILLAGE AMENITIES and SCHOOLING, this RARELY AVAILABLE FAMILY HOME offers DECEPTIVELY SPACIOUS ACCOMMODATION nearing 1575 SQ FT (stms). Having been EXTENDED, UPDATED and MODERNISED over the years, the property enjoys a SOUTH FACING PLOT with ample off road parking, further courtyard garden, and useful 18' INSULATED STUDIO SPACE. The property greets you with a WELCOMING HALL ENTRANCE with storage, W.C and FAMILY BATHROOM including a LARGE BATH and SEPERATE SHOWER. The living accommodation starts with the DINING ROOM including FRENCH DOORS to front, and an opening to the 14' kitchen/breakfast room - features a STYLISH ISLAND with solid wood work surfaces. the 18' SITTING ROOM includes a wood burner, with doors to a STUDY/bedroom and FAMILY ROOM.



Upstairs, THREE BEDROOMS await, accompanied by a luxury EN SUITE and WALK OUT BALCONY to the main bedroom. The front patio seating area off the dining room sets the stage for alfresco gatherings, with mature plantings, shrubbery, and a high-level hedge providing PRIVACY.

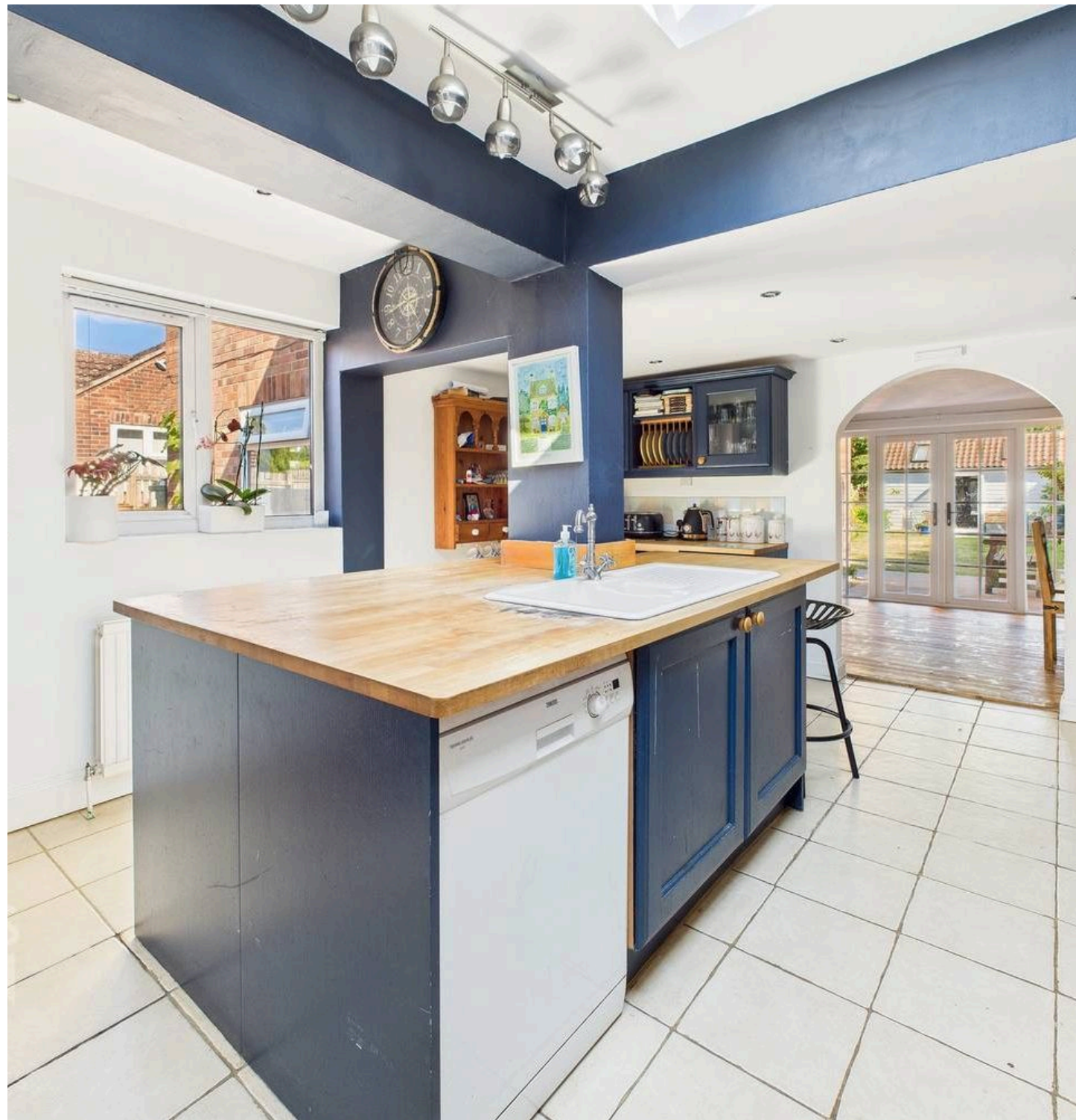
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

- No Chain!
- Extended & Modernised Semi-Detached Character Cottage
- Approx. 1575 Sq. ft (stms) including Studio Space
- 18' Sitting Room with Family Room & Study/Bedroom
- 14' Kitchen/Breakfast Room with Island & Separate Dining Room
- Three First Floor Bedrooms, Luxury En Suite & Family Bathroom
- Rural Village Setting including Approx. 80ft Gardens & Courtyard (stms)
- Ample Off Road Parking with Studio Space & South Facing Aspect

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.



SETTING THE SCENE

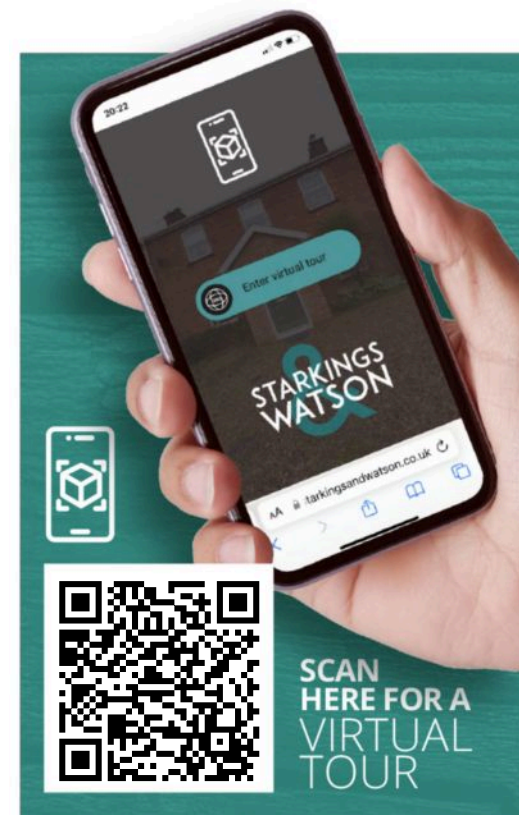
Approached from the road via a shingle driveway offering double and tandem parking, a low level picket fence and timber five bar gate encloses the garden area, whilst being open plan to the private and secluded courtyard. The front garden flows seamlessly from the living accommodation, with a porch entrance and patio area leading to the main front door.

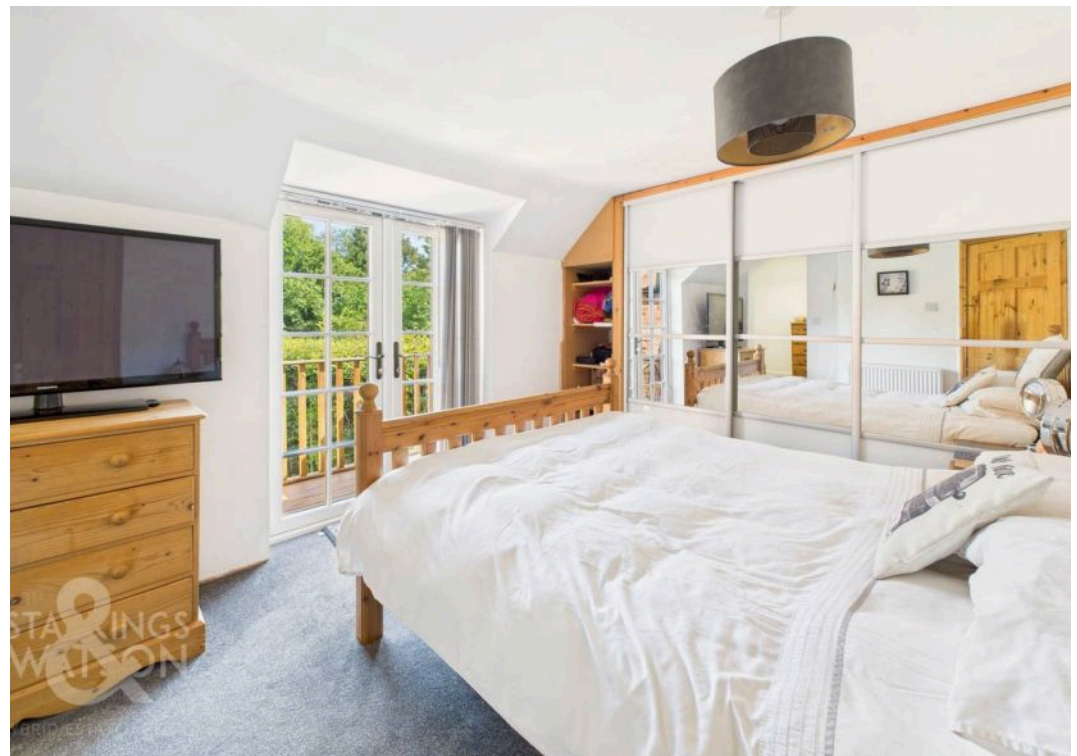
THE GRAND TOUR

Once inside, the hall entrance offers the ideal meet and greet space with wood effect flooring underfoot. Twin uPVC double glazed windows offer natural light, and doors lead into main living accommodation, with stairs rising to the first floor. To your right hand side a useful built-in storage cupboard can be found along with an adjacent ground floor W.C - with a white two piece suite and tiled splash-backs. The family bathroom includes a white three piece suite including a large shaped freestanding bath with a mixer shower tap along with a separate shower cubicle including a thermostatically controlled twin head rainfall shower, whilst tile splash backs around the room. Tiled flooring can be found underfoot along with a heated towel rail and useful built-in storage cupboards, coupled with twin windows to the side and rear which flood the room with excellent natural light. The dining room leads off the hall entrance with French doors taking you outside and stripped wood flooring underfoot, with ample space for soft furnishings and a dining table. Open plan to the adjacent kitchen, a central island with solid work surfaces creates a focal point and breakfast bar - creating the hub of the home. An extensive array of built-in storage along with integrated cooking appliances include an inset gas hob and built-in electric oven with an extractor fan above. Space is provided for a fridge freezer, dishwasher, washing machine and tumble dryer. Tiled flooring runs underfoot for ease of maintenance, whilst a large pantry cupboard offers storage at the far end.

An opening takes you to the formal sitting room with a feature cast iron wood burner and tiled hearth creating a focal point to the room, with a timber beam above complete with stripped wood flooring underfoot and a front facing window for extra natural light. Double doors open up to a garden room set under a vaulted ceiling with further French doors opening up to the patio seating area. A ground floor bedroom or study space includes a top light and rear facing window whilst being finished with fitted carpet and recessed spotlighting.

Heading upstairs, the landing includes a built-in airing cupboard, with doors taking you to the three bedrooms. The main bedroom sits at the front of the property with fitted carpet underfoot and a range of built-in wardrobes and storage shelving. French doors take you to a balcony seating area to enjoy the garden views beyond. An inner hallway offers further storage and a door to a private ensuite with a modern white three piece suite including a feature shower cubicle with a twin head thermostatically controlled rainfall shower, with aqua board splash-backs along with a vanity sink unit including storage shelving, half tiled walls, tiled effect flooring and heated towel rail. The second bedroom offers fitted carpet underfoot and a useful storage recess, with a third bedroom also being finished with fitted carpet and a rear facing window offering excellent natural light.







THE GREAT OUTDOORS

The gardens can be found predominantly to the front of the property with areas of lawns to the front and side. The front patio seating area from the dining room offers the ideal space for outside entertaining and alfresco dining, with a range of mature planting and shrubbery, along with a high level hedge to one side offering excellent privacy. Within the garden, a timber shed offers storage, with a further courtyard style area leading from the garden room French doors. From here the LPG gas tanks for cooking and oil fired central heating tank can be found, along with ample space for a log store. In the front garden a studio building can be found with French doors to front and twin velux windows offering excellent natural light, along with recessed spotlighting, wood effect flooring and wall mounted electric heaters.

FIND US

Postcode : NR14 6QX

What3Words : ///sunflower.hovered.gloves

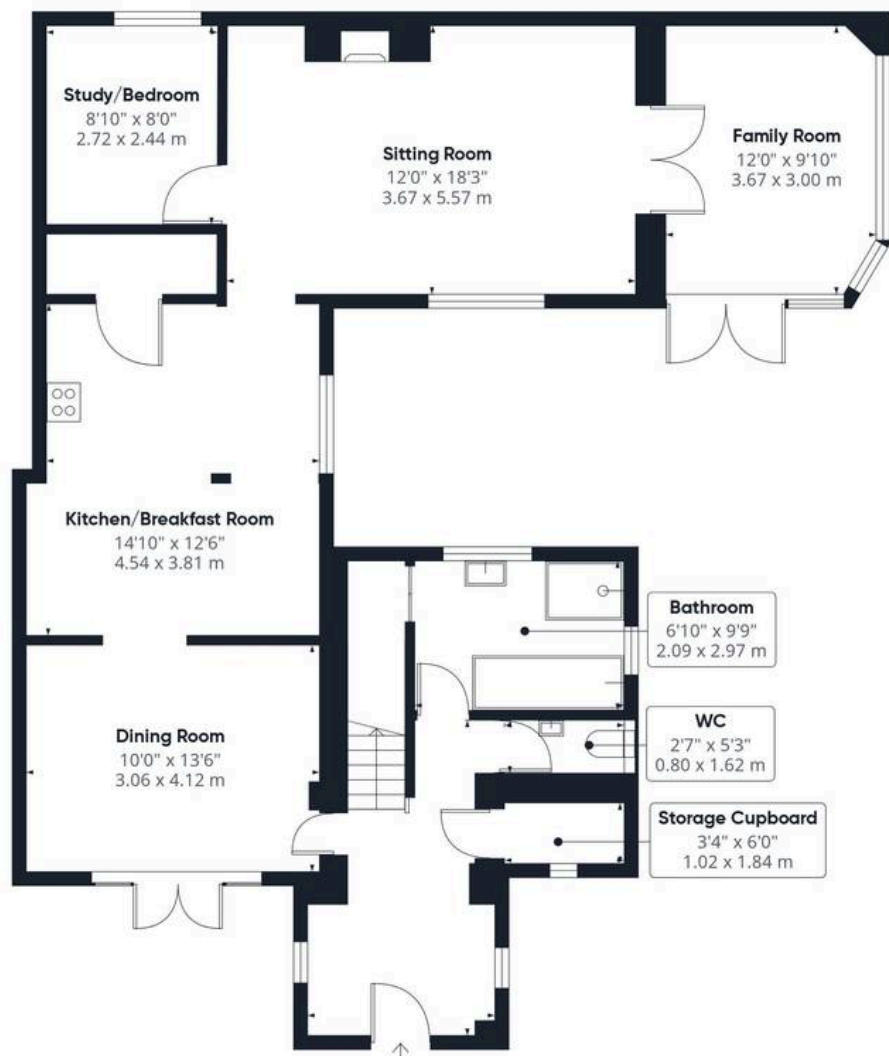
VIRTUAL TOUR

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

AGENTS NOTE

This property falls within Section 21 of the 1979 Estate Agents Act as the owner of this property is related to an employee of Starkings & Watson. For the sake of clarity, before entering into negotiations please seek clarification on this point.

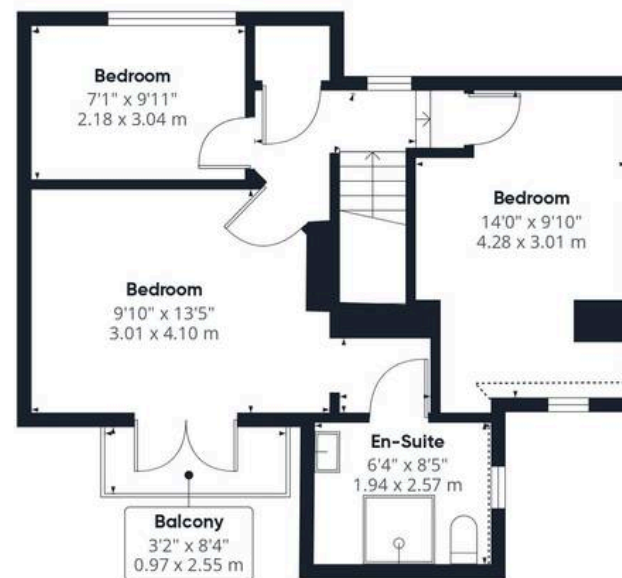




Ground Floor Building 1



Ground Floor Building 2



Floor 1 Building 1

Approximate total area⁽¹⁾

1575 ft²

146.3 m²

Balconies and terraces

27 ft²

2.5 m²

Reduced headroom

6 ft²

0.6 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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