



**Temperance Villa, Chapel Road, Thurgarton, Norwich, NR11 7NP**

welcome to

## Temperance Villa, Chapel Road, Thurgarton, Norwich

Offered with No Onward Chain is this two double bedroom period home set close to the village green in Aldborough. This property is in excellent condition and enjoys an open plan Lounge/Diner, re-fitted Kitchen & Bathroom, Oil CH. Viewing is highly recommended to appreciate the quality this home has.



## Description

Don't miss this charming two double bedroom period home nestled in the picturesque village of Thurgarton, near Aldborough, Norfolk. This characterful property blends traditional features with modern comfort, offering a light and airy double aspect lounge/diner, a well-appointed re-fitted kitchen, beautiful re-fitted bathroom and outside has a garden and off road parking. This property is perfect for enjoying peaceful village life in a beautiful rural setting.

## Entrance Porch

Door to front, tiled floor, single glazed circular window and door to hallway.

## Inner Hall

Door to lounge and stairs to first floor landing.

## Lounge/ Diner

21' 1" x 15' 5" Max narrowing to 12' 3" (6.43m x 4.70m Max narrowing to 3.73m)

A double aspect room with double glazed sash windows with shutters to the front aspect and double glazed window to the rear aspect. Fireplace with multi-fuel burner inset to brick fireplace, radiators, TV point and telephone point. Wall lights, under stairs cupboard, door to kitchen.

## Refitted Kitchen

16' 8" x 8' 3" (5.08m x 2.51m)

A double aspect room refitted with a range of base and eye level display units, stainless steel single drainer sink unit, wood effect work surfaces and upstand, electric oven, bottled gas hob and cooker hood, plumbing for washing machine and dishwasher and space for fridge. Central heating boiler, radiator, vinyl flooring and access to loft space. Double glazed windows and UPVC door leading to the rear lobby.

## Rear Lobby

Door to outside.

## First Floor Landing

Doors to bedrooms 1, 2 and bathroom. Radiator & loft access.



Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Bedroom 1

11' 2" + recess x 10' 2" (3.40m + recess x 3.10m)

Double glazed sash window to the front aspect, Cast Iron feature fireplace, Two fitted mirror fronted wardrobes, radiator.

## Bedroom 2

10' 9" x 8' 1" (3.28m x 2.46m)

Radiator and double glazed sash window to rear aspect.

## Re-Fitted Bathroom

Re-Fitted with suite comprising bath with mixer taps and shower attachment, corner shower cubicle, pedestal wash hand basin and low level WC. Extractor fan, part tiled walls, radiator and double glazed window.

## Outside

To the front of the property is a gravel driveway providing off road parking.

The rear garden has a generous patio terrace, lawned gardens and a brick and timber outbuilding.



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## Temperance Villa, Chapel Road, Thurgarton, Norwich

- NO ONWARD CHAIN!
- Delightful Mid-Terrace 2 Double Bedroom Cottage
- Open Plan Lounge/Diner with Multi-Fuel Burner
- Refitted Kitchen/Breakfast Room & Re-Fitted Bathroom
- Oil Central Heating & Replacement Double Glazed Windows (Except Porch)
- Off-Road Parking & Gardens
- Sought After Village Location Close to Aldborough Green

Tenure: Freehold EPC Rating: E

Council Tax Band: B

offers in excess of

**£270,000**



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Property Ref:  
AYS109778 - 0005



Please note the marker reflects the postcode not the actual property

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