

## 3 Harmers Lane, Thurgarton, NR11 7PF

Offers Over £280,000

- RURAL VILLAGE LOCATION
- BATHROOM AND SEPARATE SHOWER ROOM
- AMPLE OFF ROAD PARKING
- IMMACULATELY PRESENTED THROUGHOUT
- THREE BEDROOMS
- FIELD VIEWS TO FRONT AND REAR
- GENEROUS REAR GARDEN
- PICTURESQUE VILLAGE LOCATION



# 3 Harmers Lane, Thurgarton NR11 7PF

**\*NO ONWARD CHAIN\*** Situated within the idyllic village of Thurgarton, this immaculately presented home has been recently renovated to provide bright and contemporary living spaces. The property enjoys open field views to the front and rear, a generous rear garden and ample off road parking.

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Council Tax Band: B





## DESCRIPTION

Situated within the idyllic village of Thurgarton, within walking distance to Aldborough Green, this beautifully presented three bedroom home has been recently refurbished to provide stylish and bright accommodation. The property enjoys a generous sized plot with beautiful open field views to the front and the rear, plenty of parking to the front and a delightful rear garden. Internally, the home comprises a living room with fireplace, leading to the newly fitted contemporary style kitchen with built in storage and a bathroom. To the first floor there are three bedrooms and a shower room. This home offers the perfect opportunity for anyone seeking a 'move in ready' property within the beautiful Norfolk countryside, yet still conveniently close to amenities.

## LOCATION

Thurgarton is a charming and peaceful hamlet in North Norfolk, close to the village of Aldborough with a public footpath allowing for access by just a short walk. The village is surrounded by rolling countryside and offers a perfect balance of rural tranquillity and convenience. Aldborough provides a range of local amenities including a village shop and post office, pub, school, surgery, and a thriving village green, while the nearby coast and market towns of Aylsham (approximately 6.5 miles away) and Cromer (approximately 5.5 miles away) are easily accessible.

## ACCOMMODATION

### ENTRANCE

uPVC door to front entrance, door to living room and carpeted stairs to first floor.

### LIVING ROOM

Double glazed window to front aspect, carpet, fireplace (currently boarded) with tiled hearth and timber mantle over, radiator.

### KITCHEN

Double glazed window to rear aspect, uPVC door to side entrance, wall and base units with inset one and a half stainless steel sink and drainer, integrated appliances include fridge freezer, dishwasher, washing machine, Bosch electric oven and electric hob with cooker hood over, herringbone laminate flooring, radiator, cupboard housing oil fired boiler, separate walk in storage cupboard.

## BATHROOM

Double glazed window with obscured glass to rear aspect, fitted with a three piece suite comprising bath with mixer tap and mains connected shower over, vanity unit with wash hand basin, WC, heated towels rail, shaver charging point, extractor fan, herringbone laminate flooring continued.

## FIRST FLOOR LANDING

Double glazed window to side aspect, carpet, radiator.

## BEDROOM ONE

Double glazed window to front aspect, radiator, carpet, feature fireplace with tiled hearth, built in storage cupboard.

## BEDROOM TWO

Double glazed window to rear aspect, carpet, radiator.

## BEDROOM THREE

Double glazed window to rear aspect, carpet, radiator.

## SHOWER ROOM

Corner cubicle with electric shower, WC, vanity unit with wash hand basin, heated towel rail, shaver charging point, extractor fan, herringbone flooring.

## EXTERNAL

The property is approached via a shingle driveway bordered with mature hedging. There is a pathway providing side access to the rear garden which is a generous size, currently divided with a picket fence allowing for a wildflower garden if desired and backing onto open fields. The garden is mainly laid to lawn with a shingled seating area, a variety of shrubs, an established tree, shed and a brick and tiled store room.

## AGENTS NOTES

This property is Freehold.  
Mains drainage, electricity and water connected.  
Oil fired central heating.  
Council tax band: B (North Norfolk)  
Please note that some photos have been digitally staged.



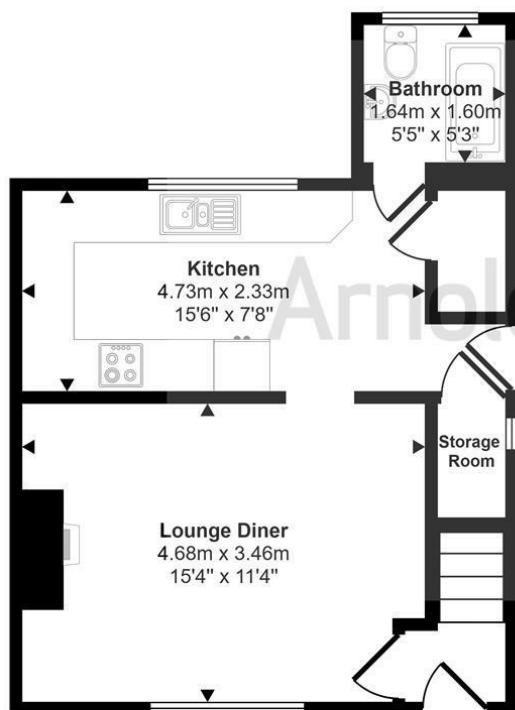
## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

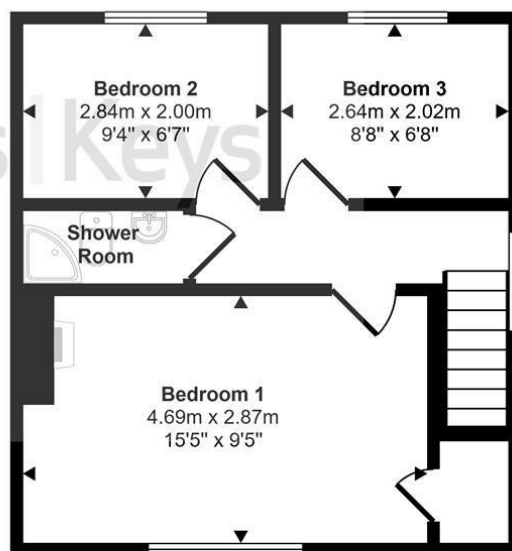
## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area  
71 sq m / 759 sq ft



Ground Floor  
Approx 37 sq m / 394 sq ft



First Floor  
Approx 34 sq m / 364 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

