



BLAEN WAUN
THURLTON



This three bedroom detached house, of over 1500 square feet, is set in a plot of 0.36 acres & is located in an excellent rural location. It is, however, only a short distance from the centre of Thurlton, with its shop & pub. It is offered with no onward chain.

The accommodation additionally comprises: sitting room, lounge, dining room, kitchen, breakfast room, hall, cloakroom, first floor landing & bathroom.

There is also attractive gardens, ample parking, oil central heating & double glazed windows. In addition, there is a single garage & some handy outbuildings. Please note these would benefit from some updating.

Durrants understands that originally the property was two 18th Century cottages, extended and modernised in the 1980's.

DIRECTIONS:

Heading out of Beccles via Northgate. Take the left hand fork signposted Gillingham. Proceed into the village & through it. Take the left hand turn onto the A146. At the McDonald's roundabout, take the right hand fork, signposted Great Yarmouth. Take the first left turn into Raveningham Road. Follow this road & turn right at the junction. Take the first left turn into Thurlton. Proceed through the village. Turn

right after The Queens Head pub into Church Road & then the immediate left turn into Low Road. Continue on Low Road, as it bends to the left. When reaching the next junction, turn right into Slip Road & then take the first left; back on to Low Road. The property will be found on the right hand side, just after the farm.

SOUTH NORFOLK DISTRICT COUNCIL:

Council tax band = D.

SERVICES:

Services connected are electricity, water, private drainage & oil central heating. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

VIEWING:

Strictly by appointment with the agent's Beccles office: 01502 712122.



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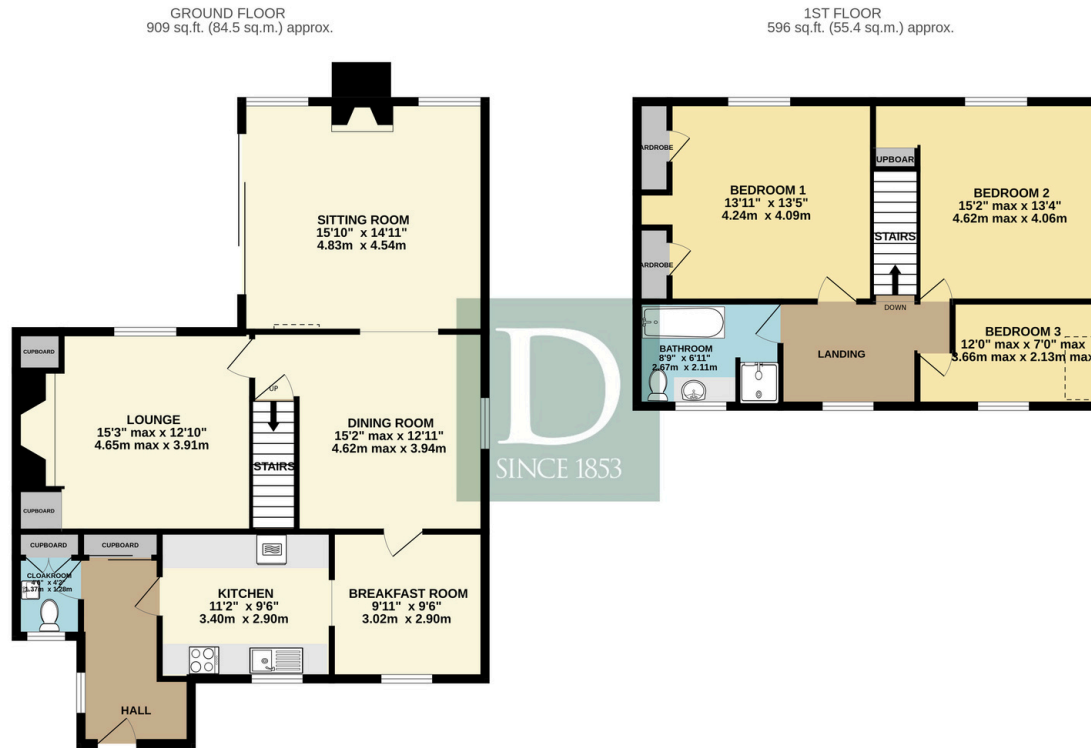
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RURAL
LOCATION

FLOOR PLAN



LOCATION MAP



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

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