



Thurling Loke, Norwich NR7 9QQ

welcome to

Thurling Loke, Norwich

SUPERB FAMILY HOME! A well presented remodelled & extended FOUR BEDROOM END-TOWNHOUSE situated in a quiet tucked away loke on the edge of Heartsease and home is ideal for a young or growing family! ***VIEWINGS ARE HIGHLY RECOMMENDED NOT TO MISS OUT ON THIS FANTASTIC HOME!***



Entrance Porch

uPVC entrance door, radiator and storage cupboard.

Utility Room

11' x 8' 6" (3.35m x 2.59m)

Plumbing for a washing machine, space for a fridge/freezer & tumble dryer, radiator and window to the rear aspect.

Kitchen

14' 11" x 14' (4.55m x 4.27m)

Fully fitted comprehensive range of eye & base level kitchen units with work surfaces over, inset 1 1/2 size bowl sink unit, built in dishwasher; gas hob & double oven, fitted breakfast bar, tiled splashbacks and uPVC window to the rear aspect.

Hallway

stairs to the first floor.

Lounge

15' x 14' 9" (4.57m x 4.50m)

Two uPVC windows to the front aspect, feature fireplace and radiator.

Bedroom 1

15' x 8' 6" (4.57m x 2.59m)

uPVC window to the front aspect and a range of fitted furniture.

Bedroom 2

10' 11" x 8' 5" (3.33m x 2.57m)

uPVC window to the front aspect and radiator.

Bedroom 3

11' 2" x 9' 1" (3.40m x 2.77m)

uPVC window to the rear aspect and radiator.

Bedroom 4

12' x 6' 4" (3.66m x 1.93m)

uPVC window to the front aspect, radiator, storage cupboard with gas boiler for heating & hot water.

Bathroom

Panelled bath with attached shower over, wash hand

basin, low level W/C, extractor fan, radiator, tiled splashbacks and uPVC window to the rear aspect.

Exterior

There is on street parking around the property. Thurling Loke is a pedestrianised location so there is no passing vehicles in front of the property creating a quiet place to live.

To the rear of the property is a beautifully presented 40ft (STMS) garden mainly laid to lawn with shrub beds & borders, a garden shed, decked patio and a slate chipped area.



view this property online williamhbrown.co.uk/Property/NOR134259



welcome to

Thurling Loke, Norwich

- Extended four bedroom end-terrace house
- Quiet tucked away location
- Double glazing & gas fired central heating
- Excellent decorative order
- 40ft (STMS) rear garden

Tenure: Freehold EPC Rating: C

£250,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR134259



Property Ref:
NOR134259 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk