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Hampton Avenue,
Thurlton, Norfolk

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**MUSKER
McINTYRE**
ESTATE AGENTS

Norwich - 15.4 miles

Beccles - 6.5 miles

Loddon - 4 miles

A CHAIN FREE semi-detached two bedroom bungalow with spacious & flexible living accommodation set in an elevated position on a quiet cul-de-sac in the popular village of Thurlton.

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Modern Kitchen
- Two Double Bedrooms
- Shower Room
- South Facing Rear Garden
- Off Road Parking for Several Cars



Property

This semi-detached bungalow has spacious accommodation and is presented in very good condition with UPVC windows and doors throughout. The tiled entrance hall welcomes one into the property with room for coats and boots. The kitchen has a window overlooking the front and side aspect allowing in plenty of light. The room benefits from a good range of wall and base units including 'wood effect' work tops incorporating a one and a half bowl sink and drainer, electric oven & 4-ring hob with extractor over, integrated washing machine and fitted water softener. There is a storage cupboard and airing cupboard also located in the kitchen. The sitting room has a wooden hearth with an electric fire insitu and a large window with views to the front aspect. There are two double bedrooms (one currently used as a dining room) with views over the rear garden and one with patio doors leading out to the garden. The shower room has a contemporary suite comprising a shower cubicle, WC, hand wash basin set in a vanity unit and heated towel rail. The property is ready to move into and provides flexible accommodation to suit a variety of purchasers.



Outside

The property is approached by a driveway with plenty of off-street parking to the side and front, leading to the steps to the front door. There is a maintenance free raised patio area, ideal for potted plants, shrubs or trees. A gate leads through to a paved area and into the south facing rear garden with a patio area ideal for table and chairs and wide, shallow steps leading up to the patio doors. There are two timber garden sheds for storage.

Location

The property is quietly situated on a cul-de-sac in the heart of Thurlton which is a quiet rural village connected to Norton Subcourse. Thurlton provides a number of useful amenities such as The Queens Head pub, community shop, Village Hall, Primary School, Churches, buses to Beccles and Norwich (via Loddon) and an active village community. A short distance away is the market town of Beccles which has a full range of supermarkets, restaurants, schools, train station (links to London via Ipswich) and sporting facilities. Loddon is also nearby and the house is within the catchment area for Hobart High School.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Electric heating. Mains electricity and drainage.

Energy Rating: E

Local Authority:

South Norfolk Council

Tax Band: B

Postcode: NR14 6RH

What3Words: ///depth.buddy.eyelash

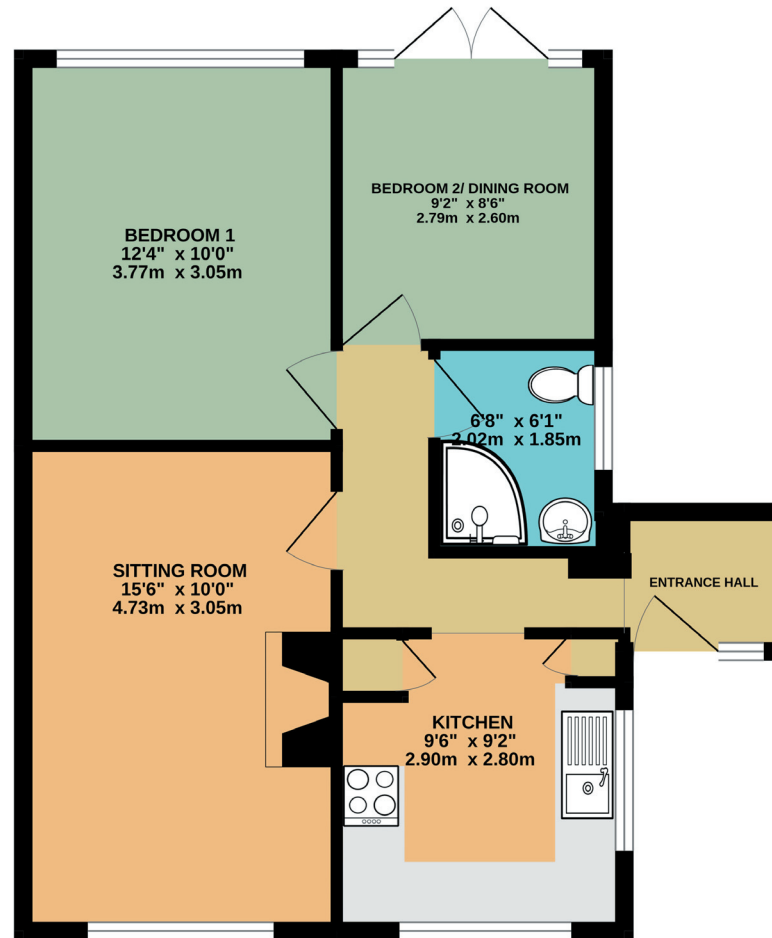
Tenure

Vacant possession of the freehold will be given upon completion.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £220,000



TOTAL FLOOR AREA : 537 sq.ft. (49.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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To arrange a viewing, please call 01508 521110

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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