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Norman Close,
Thurlton, Norfolk

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**MUSKER
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ESTATE AGENTS

Loddon – 3.9 miles
Beccles – 6.8 miles
Norwich – 16.0 miles

We are pleased to offer **CHAIN FREE** a two double bedroom, deceptively spacious semi-detached bungalow. Presented in excellent condition, positioned in a **CORNER PLOT** in a peaceful cul-de-sac location, with paddock views to the side.

Accommodation comprises briefly:

- Entrance Hall
- Cloakroom
- Open Plan Living Area & Kitchen
- Two Double Bedrooms
- Shower Room
- Garden with Paddock Views
- Off Road Parking
- Timber Shed



Property

This lovely semi-detached bungalow provides spacious and light accommodation and is offered in good decorative order throughout. Welcoming you into the property, the front door opens into the spacious hallway where there is a small storage cupboard, airing cupboard and doors leading to all rooms. The cloakroom is just to the right with WC and low level hand wash basin. To the left is the open plan living area with fully fitted kitchen. The seating area is carpeted with double patio doors leading into the rear garden and a second door leading back into the hallway. The kitchen is fully fitted with a range of base units, wall cupboards and plenty of worktop space housing a one and half bowl sink and drainer with a window to the front aspect. There is an electric oven and induction hob with extractor over, an integrated fridge/freezer, dishwasher and space and plumbing for an automatic washing machine. The kitchen area has Karndean flooring and offers space for a table and chairs. Both double bedrooms are similar in size with one overlooking the front aspect and one the rear. The family shower room has a three piece suite comprising of a double shower, WC, pedestal wash basin and heated towel rail. With uPVC double glazing throughout and built in 2017, this well presented property will be suitable to a variety of buyers and viewing is highly recommended.



Outside

This light and spacious bungalow sits in a corner position with off road parking for two cars. A path leads to the front door with lawned areas either side and a small shrub border. There is also lawned areas to the rear and left of the parking spaces, lined with small trees and bushes at the boundary. A path to the left of the property leads you through a gate and into the private rear garden, which is well maintained with a well manicured lawned area, a variety of plants and shrubs at the border, and a patio large enough for outdoor entertaining. There is also a timber shed to provide useful storage.

Location

The property is located in the village of Thurlton, which provides a number of useful amenities such as The Queens Head pub, community shop, Village Hall with playground, Thurlton Pre-school and 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 offering a range of amenities 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

Air source Samsung System – Heating via the radiators. Mains drains, water, electricity.

Energy Rating: C

Local Authority:

South Norfolk Council

Tax Band: B

Postcode: NR14 6SH

What3Words: ///workroom.cups.trickling

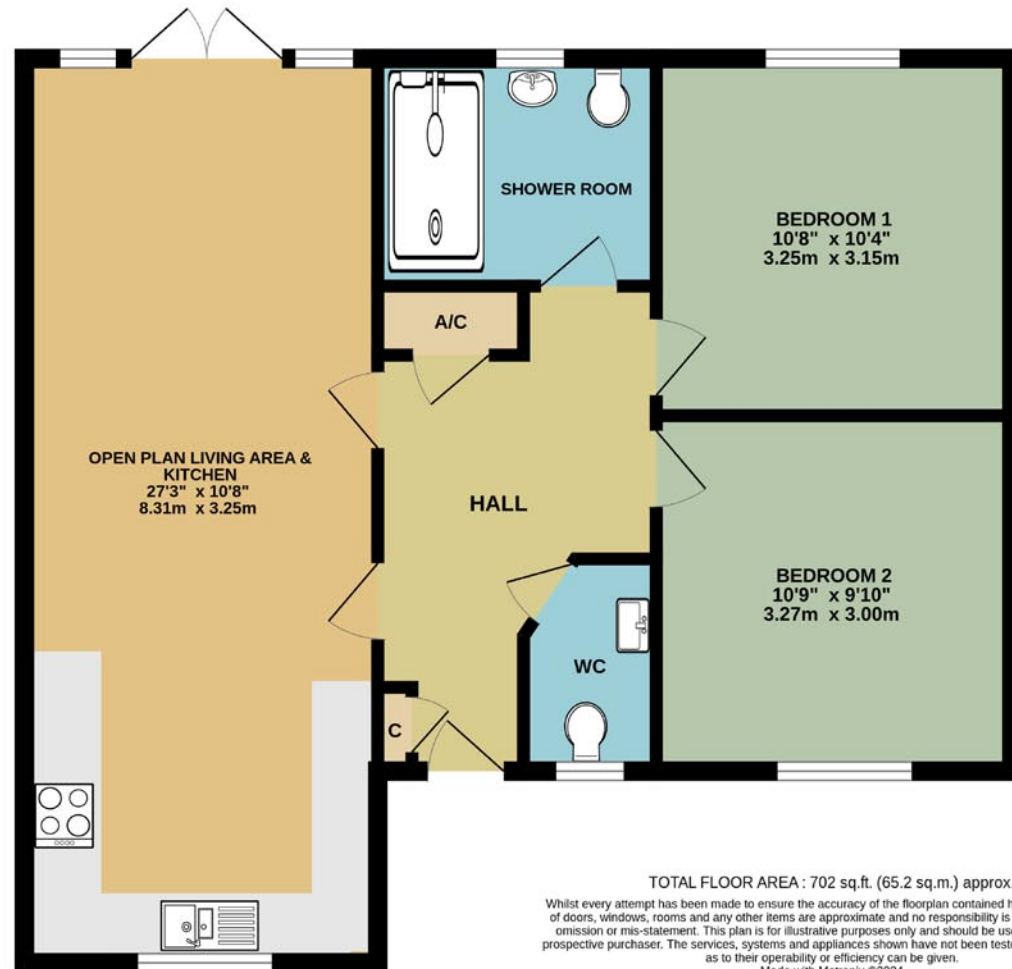
Tenure

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: £250,000



To arrange a viewing, please call 01508 521110

Offices throughout Norfolk & Suffolk:

Bungay 01986 888160

Diss 01379 644822

Halesworth 01986 888205

Harleston 01379 882535

www.muskermcintyre.co.uk

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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