



*Links Way,
Thurlton, Norfolk*



**MUSKER
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ESTATE AGENTS

Norwich - 15.4 Miles

Beccles - 6.5 Miles

Loddon - 3.9 Miles

Offered CHAIN FREE a three bedroom semi detached house quietly situated in the lovely village of Thurlton, refurbished and presented in excellent condition throughout, providing spacious accommodation with garage and gardens.

Accommodation comprises briefly:

- Hall
- Kitchen/Breakfast Room
- Sitting Room
- Bathroom
- Separate WC
- Master Bedroom
- Two Further Bedrooms
- Front and Rear Gardens
- Garage
- Off Road Parking



Property

The hall welcomes one into the property with doors leading to the ground floor rooms and stairs leading up. The kitchen/breakfast room has a large window to the side flooding this large room with natural light. Running the length of the room are brand new fitted wall and floor units in charcoal with a contrasting white granite effect worktop, a one and a half bowl stainless steel sink, built in electric oven with halogen hob and overhead extractor, microwave (included) and integrated washer/dryer. There is a brand new free standing fridge/freezer (included) placed in a purpose built alcove and space for a breakfast table and chairs. There is a cupboard for storage which also houses the new boiler and a door leads out to the rear garden. The spacious sitting room has windows to the front and rear aspect offering a light and airy space. Upstairs the master bedroom has a large window to the front and there are two further bedrooms, one to the front and one to the rear. The bathroom, part tiled comprises a bath with shower over and a hand wash basin. There is a separate WC and airing cupboard and this completes the accommodation. With uPVC double glazing, new carpets throughout and a new boiler, this well presented property will be suitable to a variety of buyers and viewing is highly recommended.



Outside

To the front of the property is a lawned area with a path leading to the front door. A concrete driveway leads up to a detached garage with new up and over door. A gate leads through to the rear garden which is mainly laid to lawn with unplanted borders, it is enclosed by fencing and a couple of large bushes making it ideal for pets and small children. There is a greenhouse set behind the garage.

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

Oil fired central heating and hot water.
Mains electricity and drainage.

Energy Rating: D

Local Authority:

South Norfolk Council

Tax Band: B

Postcode: NR14 6RF

What3Words: ///symphony.mentioned.evenly

Tenure

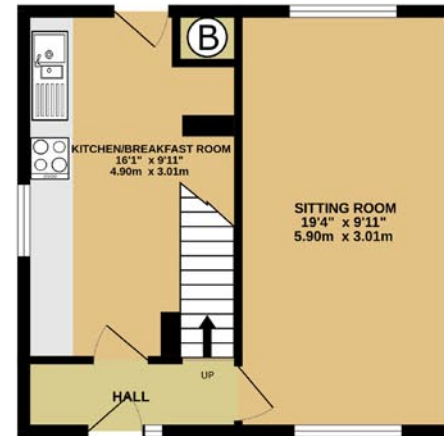
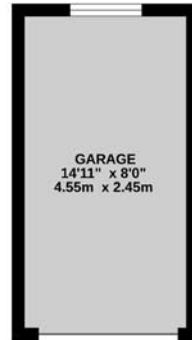
Vacant possession of the freehold will be given upon completion.

Agents' Note

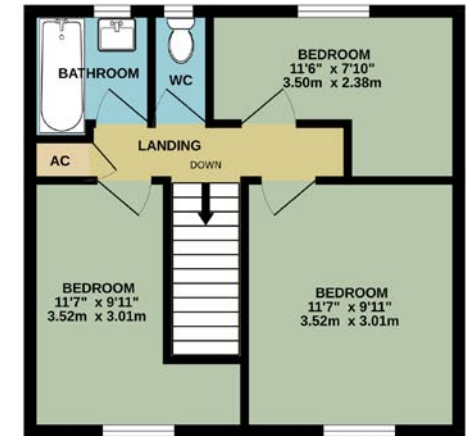
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £275,000

GROUND FLOOR
498 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 880 sq.ft. (81.8 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 as to their operability or efficiency can be given.
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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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