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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

We are pleased to offer this two-bedroom detached bungalow, quietly situated in an elevated position on a cul-de-sac in the popular village of Thurlton.

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Kitchen/Breakfast Room
- Master Bedroom
- Second Bedroom/Dining Room
- Bathroom
- Front and Rear Gardens
- Off Road Parking



Property

As you step through the front door, you enter the main hallway, which provides access to all the rooms in the property. Immediately to your left, you'll find the kitchen/breakfast room. It offers a good range of cream wall and base units, complemented by granite-style countertops. There's ample space for appliances underneath, and a one-and-a-half bowl sink with a drainer is conveniently located under a window overlooking the side. The kitchen is equipped with a double electric oven, a 4-ring hob, and an extractor fan above. You'll also find a useful storage cupboard, and there's enough space in the room for a table and chairs. The sitting room features a pine mantelpiece and a marble-effect hearth, complete with fittings for an electric fire. A large picture window in this room offers lovely views of the front garden and a door leads out. The property includes two double bedrooms, one of which is currently being used as a dining room. Both bedrooms offer pleasant views of the rear garden. The bathroom is fitted with a cream suite, including a bath, hand wash basin, and WC.



Outside

The property is approached by a driveway providing plenty of off road parking. A small wooden gate leads into the front garden, which is lawned with a few mature trees and planted borders. Iron gates give access to the front door and into the rear garden which is mainly laid to lawn surrounded by planted borders. There is a timber garden shed in situ.

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: TBC

Local Authority:

South Norfolk Council

Tax Band: C

Postcode: NR14 6RH

What3Words:///plea.boarding.crunches

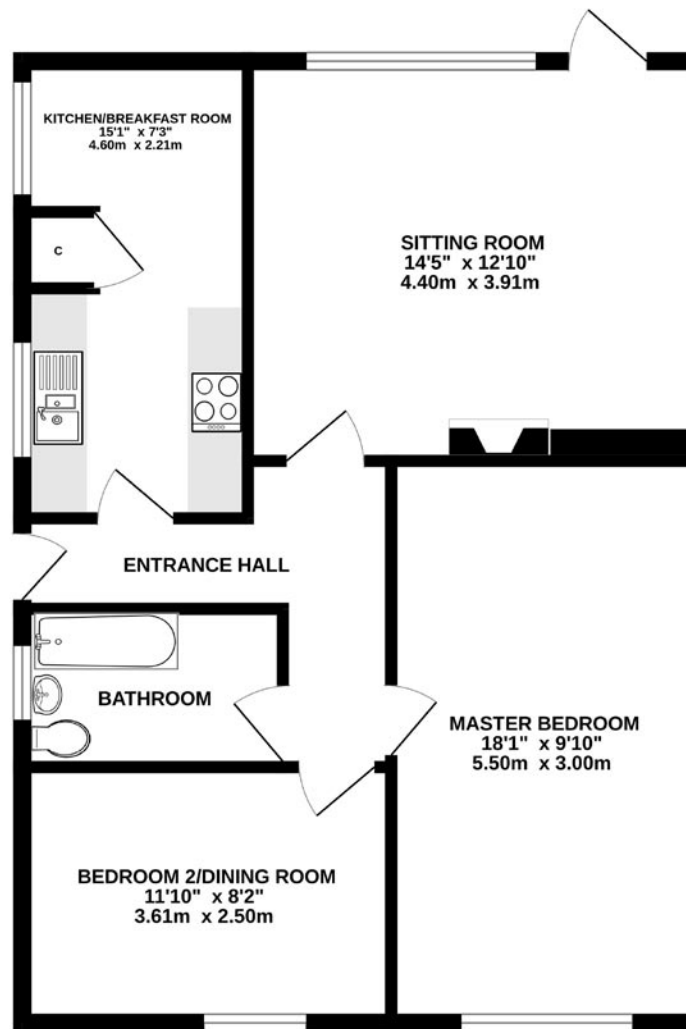
Tenure

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: £190,000



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

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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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