



The Meadows, Thurton - NR14 6BB



## The Meadows

Thurton, Norwich

NO CHAIN – MOVE STRAIGHT IN. This THREE BEDROOM DETACHED FAMILY HOME is ideally positioned within a peaceful CUL-DE-SAC, offering a fantastic blend of PRIVACY and convenience. Located moments from the A146 for swift TRANSPORT LINKS and within easy reach of the well-regarded VILLAGE SCHOOL, pre-school, and local pub, the property is perfectly suited to growing families or professionals seeking a tranquil yet connected lifestyle. Step inside via a welcoming HALL ENTRANCE with a practical W.C, leading through to a generous 15' SITTING ROOM that enjoys views over the landscaped front garden. The heart of the home is the impressive 16' KITCHEN/DINING ROOM, complete with direct GARDEN ACCESS, ample space for entertaining, and useful UNDERSTAIRS STORAGE. Upstairs, three well-proportioned bedrooms provide flexibility for family, guests, or a dedicated home office, while the modern FAMILY BATHROOM features both a bath and separate shower. The property is double glazed and benefits from gas central heating throughout, ensuring comfort and efficiency in all seasons.



The REAR GARDEN is a true highlight, offering a secluded and secure space for relaxation or recreation, BACKING ONTO GREEN SPACE for added privacy and a leafy outlook. Enclosed by timber panel and low-level picket fencing, the garden is mainly laid to lawn, providing a safe area for children or pets to play. Practicality is at the forefront, with a timber shed for garden storage and gated access leading directly to the GARAGE.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Detached Family Home in a Cul-De-Sac Setting
- Close to the A146 for Transport, Village School, Pre School & Pub
- Secluded Garden Backing Onto Green Space
- Hall Entrance with W.C
- 15' Sitting Room with Views Over the Front Garden
- 16' Kitchen/Dining Room with Garden Access & Understairs Storage
- Three Bedrooms & Family Bathroom including a Shower



Situated under half a mile from the A146 and on the edge of the rural village of Thurton, the property is extremely convenient for access to Norwich, some 15-20 minutes away, but with the benefits of multiple countryside walks, and the typical village amenities including a Public House, Primary School and Village Hall. The amenities are shared with the neighbouring villages which all connect, whilst Loddon which is approximately a 5-10 minute drive away has a far wider range of amenities including Doctors, Shops and High Schools. An excellent bus service is available to Norwich, Loddon and Beccles.

#### SETTING THE SCENE

Tucked away at cul-de-sac and screened behind mature shrubbery and hedging, a hard standing driveway offers off road parking, with access to the main entrance door and integral garage.

#### THE GRAND TOUR

Stepping inside, the hall entrance is finished with fitted carpet, whilst stairs rise to the first floor landing and a door leads off to the ground floor W.C - finished with a two piece suite and tiled splash-backs. Sitting opposite, the main sitting room is finished with fitted carpet and a front facing window for excellent natural light, with a further door taking you to the kitchen/dining room - with ample space for a dining table or soft furnishings. The kitchen itself offers a range of wall and base level units with integrated cooking appliances including a gas hob and electric oven, with tiled splash-backs. Space is provided for a fridge freezer, fridge and washing machine, with twin rear facing windows for excellent natural light and a door taking you out to the rear garden. A built-in cupboard sits under the stairs for storage.

Heading upstairs, the three bedrooms lead off the carpeted landing, with a side facing window. The three bedrooms are all finished with fitted carpet, and uPVC double glazing, with the smaller bedroom including a built-in storage cupboard over the stairs. Completing the property, the family bathroom is finished with a three piece suite including a panelled bath with a thermostatically controlled shower and glazed shower screen, tiled splash-backs and wood effect flooring.

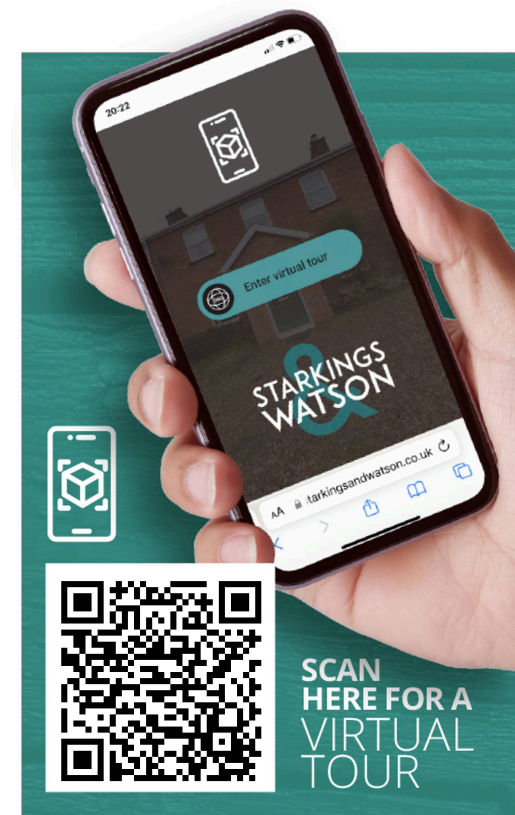
#### FIND US

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What3Words : ///fines.irritable.conductor

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.







## THE GREAT OUTDOORS

Heading outside, the rear garden is enclosed within timber panel fencing and low level picket fencing, whilst being mainly laid to lawn and including a patio seating area. To the rear, a range of mature planting, shrubbery and trees can be found, with a timber shed offering storage and access leading to the garage. The garage itself offers a roller door to front, storage above, power and lighting.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

944 ft<sup>2</sup>  
87.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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