



Beccles Road, Thurlton - NR14 6RE

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Beccles Road

Thurlton, Norwich

NO CHAIN. Situated on an IMPRESSIVE 0.20 ACRE PLOT (stms), this SEMI-DETACHED FAMILY HOME presents a fantastic opportunity for those seeking space, flexibility, and future potential (subject to planning). Offering approximately 1,063 SQ. FT. (stms) of well-proportioned accommodation, the property welcomes you with a generous entrance hall leading to a bright 14' SITTING ROOM, perfect for relaxing or entertaining. The separate DINING ROOM provides an ideal setting for family meals, while the adjacent KITCHEN offers ample workspace and storage. A 12' CONSERVATORY overlooks the rear garden, creating a versatile space for year-round enjoyment. Upstairs, THREE SPACIOUS BEDROOMS provide comfortable family living, all complemented by the ground floor family bathroom and W.C. This home benefits from a LARGE DRIVEWAY providing ample off-road parking, a DETACHED GARAGE for secure vehicle storage, and a substantial OUTBUILDING ideal for hobbies, a workshop, or further storage needs. The extensive rear garden is a true highlight, beginning with a generous brick-weave PATIO SEATING AREA



that stretches across the rear of the property, perfect for al fresco dining or summer gatherings. Convenient access is provided to the detached garage. Beyond the patio, a wide expanse of LAWNED GARDEN is bordered by mature shrubbery and established hedging, all enclosed within TIMBER PANEL FENCING for privacy and security.

Council Tax band: B

Tenure: Freehold

- No Chain!
- Semi-Detached Family Home with Potential (stp)
- Approx. 0.20 Acre Plot (stms)
- Approx. 1063 Sq. ft (stms) of Accommodation
- 14' Sitting Room & 12' Conservatory
- Separate Kitchen & Dining Room
- Three Spacious Bedrooms
- Large Driveway, Garage & Outbuilding

Thurlton is a small rural village located South East of Norwich within close proximity to the larger village of Loddon and Market Town of Beccles. Surrounded by open countryside and spectacular walks all year round, the village still boasts a local shop, public house and primary schooling. Regular bus and excellent road links provide easy access to the nearby villages, Norwich City Centre and across to Haddiscoe/St Olaves for boating on the Norfolk Broads.



SETTING THE SCENE

Set back from the road and occupying an elevated position, a shingle driveway offers off road parking and turning space with an adjacent lawn garden. Gated access leads to the side of the property and rear garden where the garage and outbuildings can be found.

THE GRAND TOUR

Once inside, a carpeted hall entrance greets you with stairs rising to the first floor landing and doors leading off to the sitting room and dining room. The bay fronted sitting room is finished with fitted carpet and a feature fireplace, whilst flowing seamlessly through French doors into the conservatory beyond - extending the living space and with full height windows to side and rear, whilst double doors open up to the brick-weave patio seating area creating the ideal flow during the summer months. The dining room also enjoys a bay fronted window with fitted carpet underfoot with exposed brickwork and an archway taking you to the adjacent kitchen finished with a range of wall and base level units. The kitchen includes space for an electric cooker, tiled splash-backs running around the work surface and space for general white goods including a fridge and washing machine. Tiled flooring runs underfoot with the built-in storage cupboard to one side along with a recess housing the floor standing central heating boiler. The rear lobby leads off and includes doors to a separate WC and bathroom, with a rear utility porch complete with tiled flooring for ease of maintenance. The utility porch includes a rear access door, dual aspect windows to side and rear, space for general white goods and a built-in storage cupboard. The W.C is finished with a low level WC and half tiled walls, with the family bathroom sitting opposite with the two piece suite including an electric shower and glazed shower screen over the bath.

Heading upstairs, the carpeted landing enjoys a rear facing window and garden views, with doors leading off to the three bedrooms

- all of which are finished with fitted carpet and uPVC double glazing. The main bedroom benefits from dual aspect views to front and rear, with a built-in storage cupboard, with the remaining two bedrooms also including built-in storage.

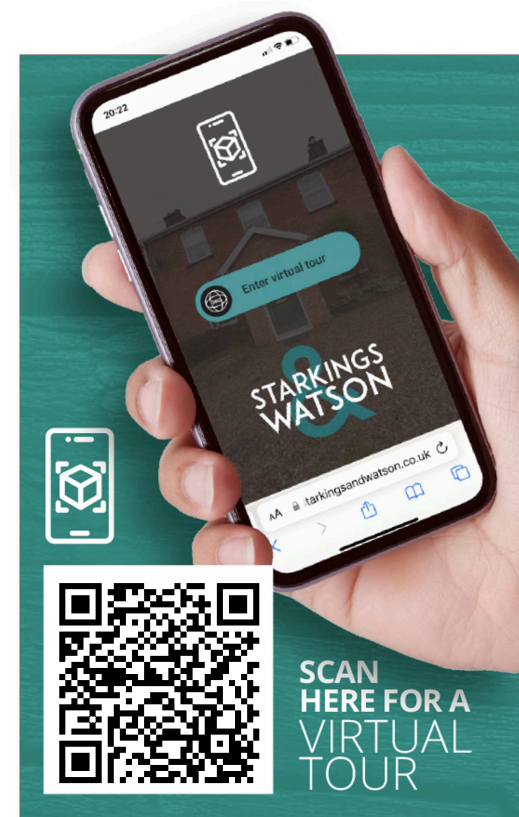
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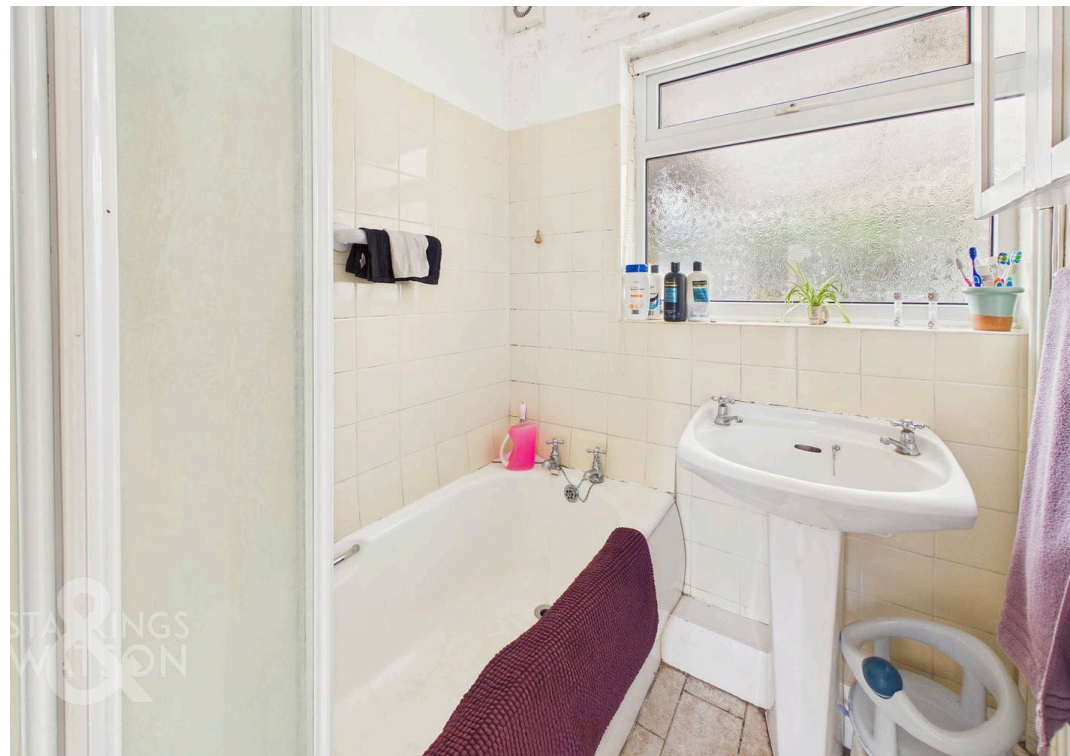
Postcode : NR14 6RE

What3Words : ///teeth.usual.tributes

VIRTUAL TOUR

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







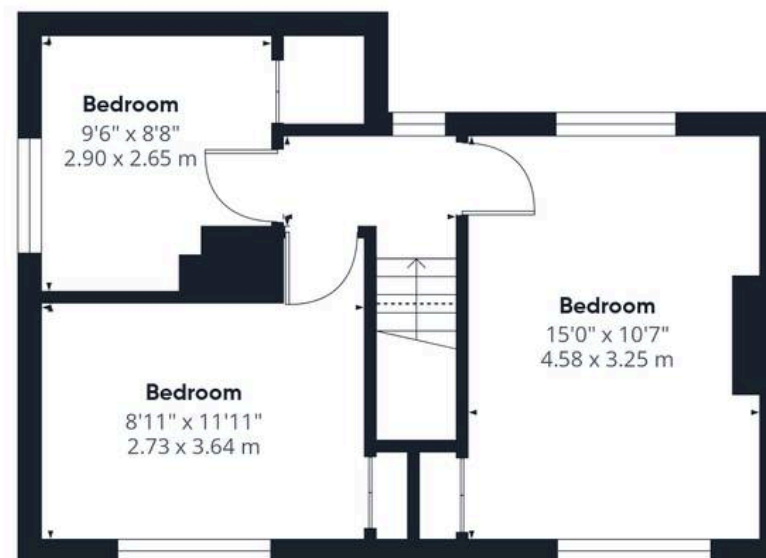
THE GREAT OUTDOORS

Heading outside, the sizable rear garden offers a brick-weave patio seating area which stretches across the rear of the property with access provided to the detached garage. Lawned gardens can be found beyond, enclosed within timber panel fencing with a range of mature shrubbery and hedging along with the timber built storage shed. A further storage building sits at the end of the garden. The garage itself offers an up and over door to front, with a window to side.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1063 ft²
98.7 m²

Reduced headroom

2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE 360





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