



## OLD NORTON ROAD, THURSTON, IP31 3PB

OIEO £450,000  
FREEHOLD

Situated in a desirable non-estate position within the popular village of Thurston, this well presented individual detached bungalow offers spacious and versatile accommodation throughout. The property features three comfortable bedrooms, a modern family bathroom, a welcoming sitting room and a stylish open plan kitchen/dining room, ideal for both everyday living and entertaining. Light and airy rooms create a warm and inviting feel, perfectly suited to a range of buyers. Outside, the wonderful wrap around gardens provide excellent outdoor space with plenty of potential to enjoy or further enhance. To the front there is ample off road parking. Viewing is essential to fully appreciate the setting and accommodation on offer.

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# NORTON ROAD

- Well Presented Detached Three Bedroom Bungalow
- Stylish Kitchen/Dining Room
- Spacious Sitting Room
- Gas Fired Central Heating
- Driveway Parking
- Well Kept Gardens to Front & Rear Garden
- Within Walking Distance To Local Amenities & Transport Links
- Family Bathroom
- Viewing Is Highly Recommended
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Welcoming entrance hall with two storage cupboards. Loft access and radiator.

## Sitting Room

Spacious room with large window to front enjoying plenty of natural light. Radiator.

## Kitchen/Dining Room

Modern kitchen with a wide range of wall and base cupboard and drawer units, with ample work tops over and a central breakfast island with further drawers. Inset sink and drainer. The kitchen is fully integrated including the utility area with built in eye level double oven, microwave, ceramic hob and extractor hood over. Full fridge freezer and dishwasher. In the utility area there is an integrated washing machine and dryer with a second inset sink and drainer. French doors opening directly to the rear garden and two windows to rear. Opening to the dining area making an ideal entertaining area, with window to front and radiator.

## Bedroom 1

Spacious double room with built in wardrobes. Window to front and radiator.

## Bedroom 2

Double room with built in wardrobes. Window to rear and radiator.

## Bedroom 3

Window to rear, built in wardrobe and radiator.

## Family Bathroom

Fully tiled bathroom with a WC and a pedestal wash basin. Bath with mixer taps and handheld shower head. A separate corner shower cubicle. Window to rear and radiator.

## Outside

## Front Garden

Approach the property by a large driveway offering ample off-road parking. The remainder of the garden is laid to a well-kept lawn, enclosed with established hedges, brick wall and fencing offering privacy. A shingle area, pathway to the front door. Side gated access.

## Rear Garden

Fully enclosed well-kept wrap around garden with raised flower beds to the side. The remainder of the garden is laid to lawn with a patio seating area surrounded by hedging and flower borders. Two large sheds and greenhouse set on paved area with gated access to the front of the property.

## Disclaimer

Allhomes, along with their representatives, aren't authorised to provide assurances about the property, whether on their own behalf or on behalf of their client. We don't take responsibility for any statements made in these particulars, which don't constitute part of any offer or contract. To comply with AML regulations, £30 is charged to the buyer which covers the cost of the digital ID check. It's recommended to verify leasehold charges provided by the seller through legal representation. All mentioned areas, measurements, and distances are approximate, and the information, including text, photographs, and plans, serves as guidance and may not cover all aspects comprehensively. It shouldn't be assumed that the property has all necessary planning, building regulations, or other consents. Services, equipment, and facilities haven't been tested by allhomes, and prospective purchasers are advised to verify the information to their satisfaction through inspection or other means.

# NORTON ROAD





Approximate total area<sup>m</sup>  
 1036 ft<sup>2</sup>  
 96.3 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			87
		73	

EPC Rating: C Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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