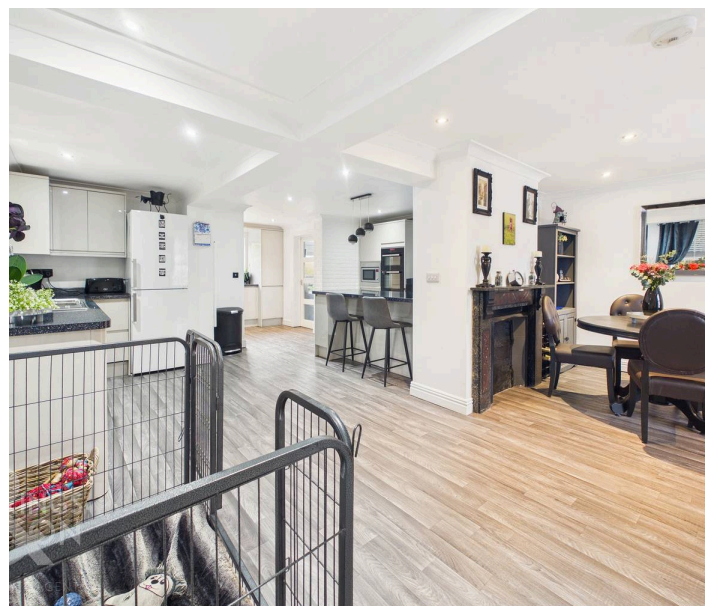




Beccles Road, Thurlton - NR14 6RE

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Beccles Road

Thurlton, Norwich

VENDOR FOUND! This **CONSIDERABLY EXTENDED SEMI-DETACHED COTTAGE**, dating back to the 1800s, offers a rare blend of period charm and modern luxury, with approximately 1780 sq. ft. of beautifully presented accommodation (stms). Step through the welcoming entrance, leading to **THREE VERSATILE RECEPTION ROOMS**, including an **IMPRESSIVE OPEN PLAN KITCHEN/DINING ROOM**, perfect for entertaining or family gatherings. Each of the **FOUR DOUBLE BEDROOMS** benefits from use of an **EN-SUITE**, while a **CONTEMPORARY FAMILY BATHROOM** and a **GROUND FLOOR WC** provide comfort and convenience for guests. The property boasts **HIGH END FINISHES** throughout, with a **FULL REDECORATION** in recent months, ensuring a fresh and stylish living environment. Enjoy the peace of mind offered by **SOLAR PANELS** with **7kWh BATTERY STORAGE**, working in tandem with **UPDATED OIL CENTRAL HEATING** for energy efficiency and cost savings. **MULTIPLE OUTBUILDINGS** increase the overall useable space to approximately 2475 sq. ft. (stms), offering endless potential

for hobbies, storage, or home working. AMPLE OFF ROAD PARKING is provided, with the ability to include EV CHARGING, catering to modern needs and future-proofing your investment while a large and mature garden gives this home the most idyllic retreat overlooking unspoilt rolling countryside views.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Vendor Found!
- Considerably Extended Home Dating Back To the 1800's With Approx. 1780 Sq. Ft Of Accommodation (stms)
- 0.20 Acre Plot Backing Onto Rolling Countryside Scenery (stms)
- Three Versatile Reception Rooms Including An Impressive Open Plan Kitchen/Dining Room
- Four Double Bedrooms Each Having Use Of An En-Suite, Family Bathroom & Ground Floor WC
- Solar Panels With 7kWh Battery Storage Working Alongside Updated Oil Central Heating
- Multiple Outbuildings Taking Overall Useable Space To Approx. 2475 Sq. Ft (stms)
- Ample Off Road Parking With Ability To Include EV Charging



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

The property is considerably set back from the street where a private track leads to a large and open driveway with shingle bedding suitable for multiple vehicles. A separate part gated entrance leads you through to the separate driveway section of the home where the current owners have external plug sockets and ability to accommodate EV charging in time with side access gate leading towards the rear of the home.

THE GRAND TOUR

Once inside, an extended porch style entrance offers the ideal space to slip off coats and shoes before heading into the remainder of the home with this space and the modern sitting room extension both coated with zinc roofing. The larger of the three reception rooms emerges in the form of an impressively sized open plan kitchen and dining room. This space, much like all reception areas within the home have newly fitted radiators and offers an attractive yet neutral décor. Immediately to your right the flooring remains open suitable for a formal dining table with large double glazed windows overlooking the front of the home. Towards the rear of the room a wide array of wall and base mounted cabinetry offer ample storage with large work surfaces making the kitchen both inviting and functional. Extended worktop space gives breakfast bar seating with integrated appliances to include dual eye level ovens, hob with extraction above microwave and dishwasher.

At the very rear of the property to the right hand side, what was formerly a conservatory has been fully modernized to offer a sitting room with flawless views over the rolling countryside behind the home. The space has also been fitted with a modern wood burning fire making the place perfect for cosier evenings. On the opposite side of the home a secondary access point operates as a second porch style entrance with an under covered external space perfect for guest access or

those with dogs returning from a walk through the surrounding areas. Heading through the dining room to the original section of the home dating Back to the 1800s, a versatile family room creates the ideal space to be used as a secondary sitting room, snug or children's playroom with updated wall mounted radiator and bay fronted double glazed windows. Just behind this is a handy under the stair storage space with two piece WC tastefully decorated with all wooden effect flooring.

The first floor landing takes you into each of the four double bedrooms within the home with each room being more than capable of hosting a double bed with additional storage solutions. Two of the double bedrooms come with handy built in storage spaces with the main bedroom coming courtesy of a recent extension leading into a walk in wardrobe with four piece en-suite sat just behind complete with a contemporary finish and Velux window within the ceiling to allow an easy flow of natural light.

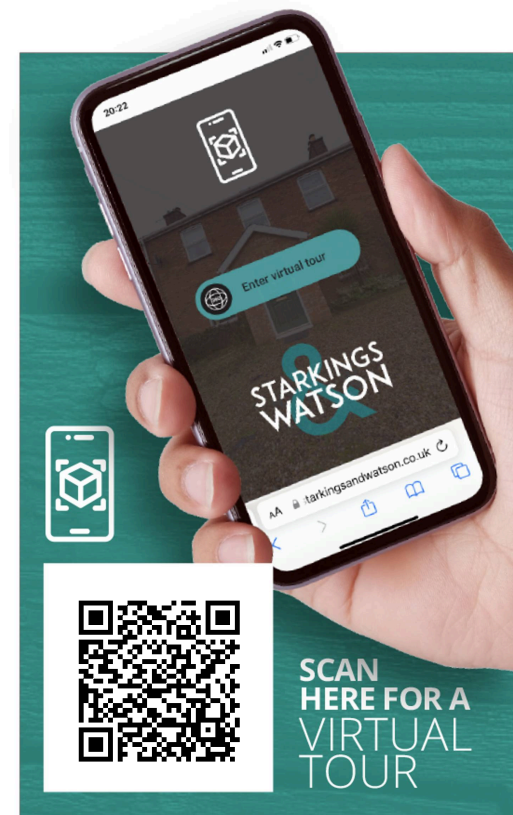
FIND US

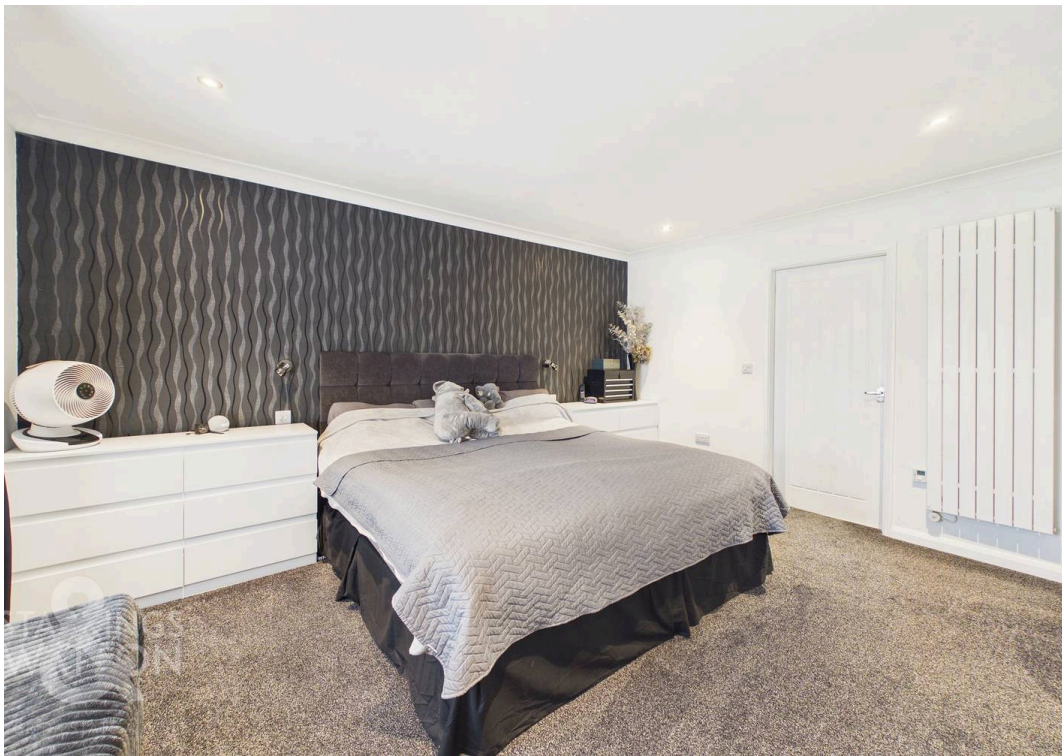
Postcode : NR14 6RE

What3Words : ///hindered.strides.dentures

VIRTUAL TOUR

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

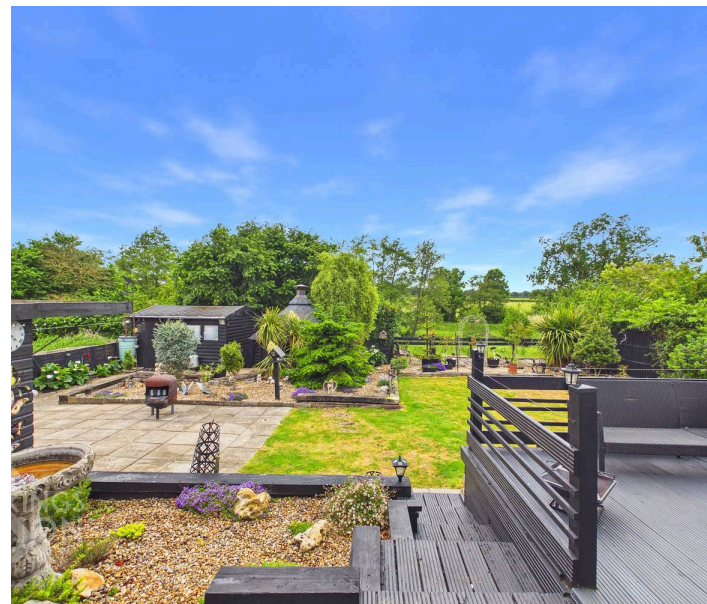






THE GREAT OUTDOORS

Exiting via the porch towards the rear of the home, you'll find yourself standing underneath the extended portion of the first floor, offering protected coverage over the footpath where the garden emerges. From here, a multitude of outbuildings include a garage and workshop space towards the front of the garden, with a sizable timber shed sat just behind this, offering a multitude of uses, however, currently functioning as a hot tub and external reception space. A raised balcony reaches out from the rear of the home, overlooking the rear gardens and encapsulating the views beyond the home with a manicured lawn and mature planting borders, creating an inviting and vibrant space. Towards the very bottom of the garden, a further timber storage shed and bespoke barbecue hut each offer power and a multitude of uses. Finally, at the very bottom of the garden, through colourful shingle planting beds, is a raised platform, creating the perfect space to sit and enjoy the warmer evenings and fully appreciating the setting of the home.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Ground Floor Building 4



Ground Floor Building 5

Approximate total area⁽¹⁾

2476 ft²

230 m²

Reduced headroom

27 ft²

2.5 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.



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements.