

Links Close, Thurlton - NR14 6RG

STARKINGS & WATSON

HYBRID ESTATE AGENTS







Links Close

Thurlton, Norwich

Offered with NO CHAIN, this DETACHED FAMILY HOME enjoys FIELD VIEWS and a desirable position within a RURAL VILLAGE CUL-DE-SAC, while remaining close to local amenities. The property offers a welcoming combination of spacious living areas and flexible accommodation, making it well suited to family life. The 17' SITTING ROOM provides a comfortable place to relax and enjoy views across the garden, with space for family seating and entertaining. The 16' OPEN PLAN KITCHEN AND DINING ROOM brings cooking and dining together in one sociable setting, offering a practical space for everyday meals and gatherings. A GARDEN ROOM adds further versatility to the layout and provides access to the outside space. This adaptable room could be used as an additional sitting area, a place to enjoy a hobby or a quiet space to work, depending on your needs. THREE BEDROOMS offer accommodation for family members or guests, while the FAMILY BATHROOM includes a shower. Together, the rooms provide a flexible home with a connection to its garden setting.

The village location combines a sense of rural surroundings with the convenience of nearby amenities, and the cul-de-sac setting adds to the appeal for those seeking a more peaceful position. With field views, generous living spaces and no onward chain, this is a home ready to welcome its next owners. The PRIVATE, NON-OVERLOOKED GARDEN is enclosed, creating a space for children and pets to play while adults unwind or tend to the planting. There is room to enjoy the garden in a variety of ways, from outdoor meals to quiet moments surrounded by greenery. To the side, a latch and brace gate leads to the CAR PORT and GARAGE, with the garage benefiting from an ELECTRIC ROLLER DOOR to the front.

- No Chain!
- Detached Family Home with Field Views
- Rural Village Cul-De-Sac Setting Close to Local Amenities
- 17' Sitting Room with Garden Views
- 16' Open Plan Kitchen & Dining Room
- Garden Room with Flexible Uses
- Three Bedrooms & Family Bathroom with a Shower
- Enclosed Gardens Leading to a Garage & Car Port



Council Tax band: C
Tenure: Freehold
EPC Energy Efficiency Rating: TBC

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.

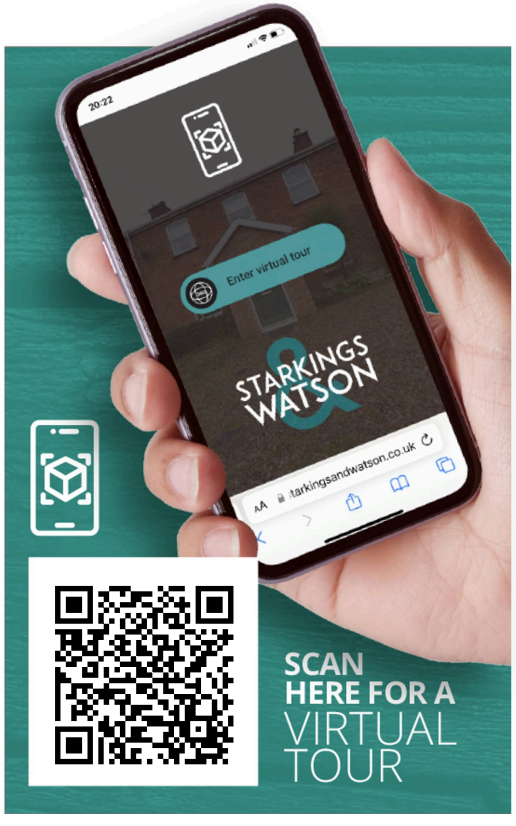
SETTING THE SCENE
The property is approached via a lawned front garden with the hard standing driveway offering tandem off road parking. Leading to the car port and garage. The driveway includes gated access to the rear garden, and an EV car charger.

THE GRAND TOUR
The carpeted hall entrance offers the ideal meet and greet space, with stairs rising to the first floor landing. The sitting room is located at the front of the house, centered on a feature fireplace with fitted carpet underfoot, and a large front facing window. Double door open to the kitchen/dining room, where a U-shaped arrangement of wall and base level units can be found, including an inset electric ceramic hob and built-in electric oven. Tiled splash-backs run around the worksurface, with space for white goods including a fridge freezer and washing machine. There is ample space for a dining table, whilst the garden room offers versatile uses including further living or utility space.

Upstairs, the white painted stairs include exposed wood hand rails, with fitted carpet under foot, and a built-in storage cupboard. Doors lead off to three bedrooms, all finished with fitted carpet and uPVC double glazing. The family bathroom is finished with a three piece suite including a hand wash-basin with storage, and a panelled bath with aqua-board splash-backs, electric shower and glazed shower screen.

FIND US
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What3Words : ///steadier.swooning.hinted

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



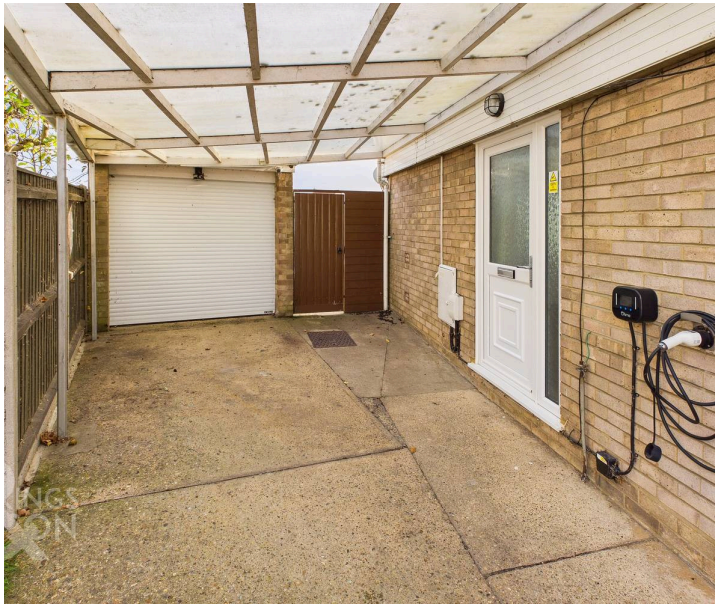








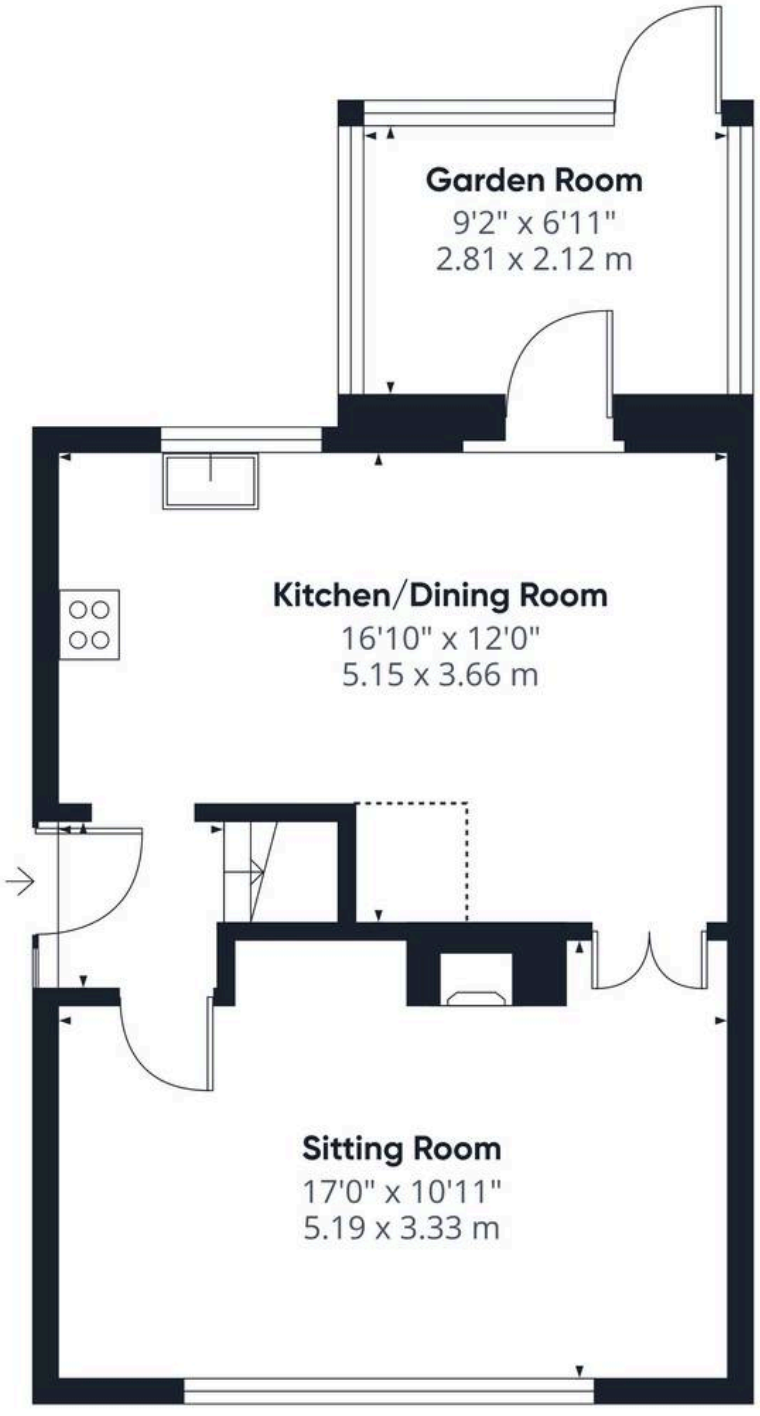




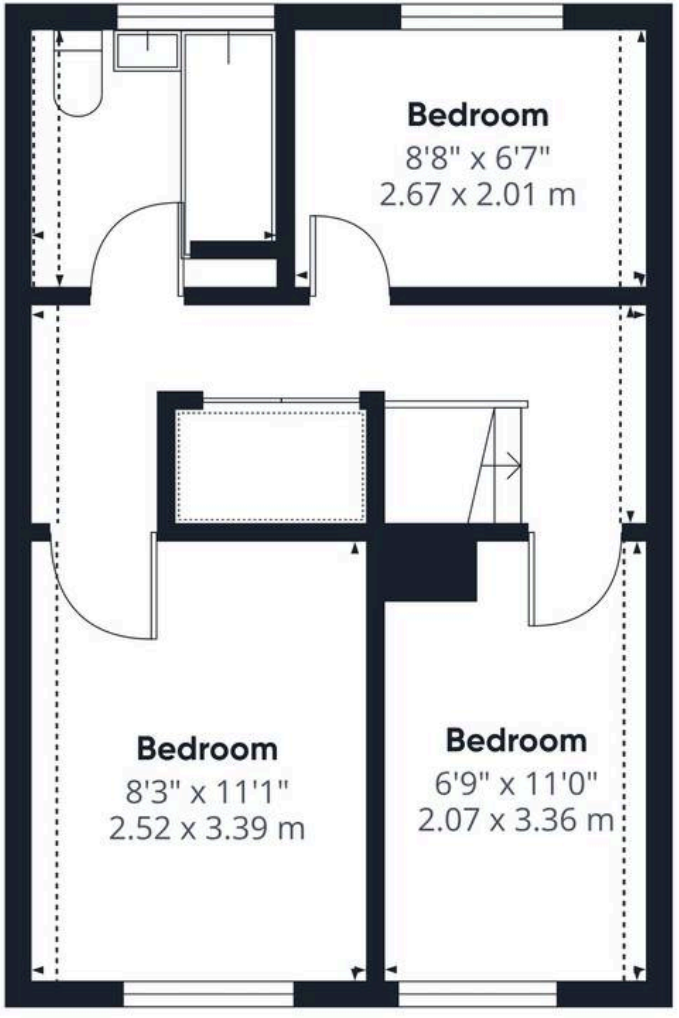


THE GREAT OUTDOORS

Access can be made via the garden room, where you will find a patio stretching the width of the property, perfect for outside furniture and enjoying the warmer weather. This also continues along the side and rear of the garage. In the centre, a lawn creates colour with raised flower beds running the length of the boundary. This private, non-overlooked garden is the perfect enclosed area for children and pets to play. Being south - facing, the garden gets the beautiful sunshine throughout the day and into the evening. There is an access gate on the west side of the property for oil deliveries and access to the external oil-fired central heating boiler. To the east side, a latch and brace gate takes to the car port, garage with an electric roller door to front with internal electric lights and sockets.



Ground Floor



Floor 1

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Approximate total area(1)

787 ft²

73.1 m²

Reduced headroom

35 ft²

3.2 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.

GIRAFFE360



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