



Hampton Avenue, Thurlton - NR14 6RH

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Hampton Avenue

Thurlton, Norwich

NO CHAIN. This EXTENDED SEMI-DETACHED BUNGALOW presents a fantastic opportunity for buyers seeking a comfortable home in an ELEVATED SETTING with EXTENSIVE PARKING and an EXTRA WIDTH GARAGE. With approximately 646 SQ. FT (stms) of thoughtfully arranged accommodation, this property blends traditional charm with modern convenience, including SOLAR HOT WATER HEATING for improved energy efficiency. The spacious entrance hall leads to TWO RECEPTION ROOMS, offering flexible living and dining options, while the FITTED KITCHEN comes complete with integrated appliances, ample storage, and practical worktop space. Both bedrooms are DOUBLES, providing restful retreats with plenty of room for wardrobes and furnishings. The SHOWER ROOM is in a WET ROOM STYLE, with a range of storage. The rear garden is a true highlight, designed for low maintenance and year-round enjoyment. This SPLIT LEVEL OUTDOOR SPACE is mainly laid to patio, perfect for alfresco dining, entertaining, or simply relaxing in the sun. A range of mature planting, established shrubbery,



and WELL STOCKED HEDGED BORDERS create a private and tranquil setting, while a TIMBER SUMMER HOUSE provides a sheltered spot for reading or hobbies. The practical potting shed is ideal for gardening enthusiasts, and there is direct access to the garage. The EXTRA WIDTH GARAGE features an ELECTRIC ROLLER DOOR to the front, with power and lighting installed.

Council Tax band: B

Tenure: Freehold

- No Chain!
- Extended Semi-Detached Bungalow
- Elevated Setting with Extensive Parking & Garage
- Approx. 646 Sq. ft (stms) of Accommodation
- Two Reception Rooms
- Fitted Kitchen with Appliances
- Two Double Bedrooms
- Well Stocked Paved Garden with a Potting Shed & Summer House

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

Occupying an elevated position and accessed via a walled driveway providing tandem off road parking, the front garden offers a wealth of mature planting and shrubbery, whilst enjoying a fantastic vantage point across the village. The driveway continues to the side of the bungalow where the garage and rear garden can be found.

THE GRAND TOUR

Stepping inside, the hall entrance is finished with fitted carpet with doors leading off to the bedroom and living accommodation. The kitchen sits to the front of the property with a galley style arrangement of wall and base level units, with integrated cooking appliances including an inset electric ceramic hob and built-in eye level electric oven with space provided for a washing machine and an integrated fridge, freezer and dishwasher. Dual aspect views look across the front garden, with space for a small dining table sitting adjacent. The sitting room offers a feature fireplace and fitted carpet underfoot with a front facing uPVC double glazed window. The main bedroom enjoys garden views with an extensive range of built-in bedroom furniture and wardrobes, with fitted carpet underfoot. Sitting opposite, the shower room offers a wet room style with a three piece suite including storage under the hand wash basin and a shower area with an electric shower, tiled walls and electric under floor heating. A heated towel rail is installed to one side with further cupboard storage and tiled flooring underfoot. A dining room or study space leads off the main hall with built-in storage and fitted carpet underfoot, with a side facing window for natural light and a door taking you to the rear second bedroom enjoying garden views and fitted carpet.

FIND US

Postcode : NR14 6RH

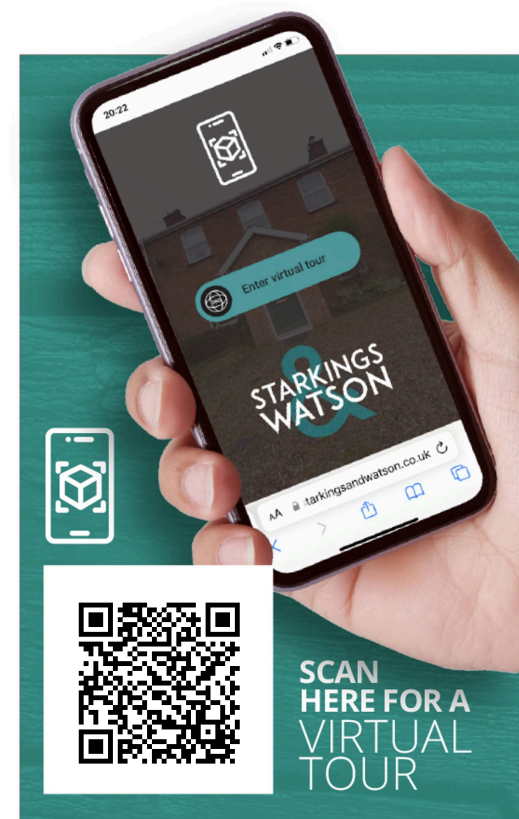
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VIRTUAL TOUR

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

AGENTS NOTES

Solar panels provide hot water heating.







THE GREAT OUTDOORS

Heading outside, the rear garden offers a split level design being mainly laid to patio, and including a range of mature planting, shrubbery and well stocked hedged borders. A timber summer house offers an outside shelter, with a potting shed and access to the garage. The garage includes an electric roller door to front with power and lighting installed.





Approximate total area⁽¹⁾

646 ft²
60.1 m²

(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.

GIRAFFE 360





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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 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 are advised to recheck the measurements.