



Ashby Road, Thurton - NR14 6AX

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Ashby Road

Thurton, Norwich

IMMACULATE DETACHED BUNGALOW IN A RURAL VILLAGE SETTING, occupying an impressive 0.32 ACRE PLOT (stms), this beautifully presented home offers over 1591 SQ. FT (stms) of versatile accommodation. Upon entering, you are greeted by a welcoming hallway that leads to the striking 21' SITTING ROOM, boasting DUAL ASPECT VIEWS and a FEATURE FIREPLACE, creating a warm and inviting atmosphere. The heart of the home is the expansive 19' KITCHEN/BREAKFAST ROOM, complete with a CENTRAL ISLAND and BREAKFAST BAR, perfect for casual dining or entertaining guests. A separate utility area provides additional storage and convenience. The stunning 23' CONSERVATORY offers PANORAMIC GARDEN VIEWS, flooding the space with natural light and providing a tranquil spot to relax throughout the year. The bungalow features THREE WELL-PROPORTIONED BEDROOMS, including a PRINCIPAL BEDROOM with EN SUITE facilities, while a FAMILY BATHROOM serves the remaining bedrooms. High-quality finishes, generous room sizes, and immaculate presentation ensure this property is ready to move straight into. THE GREAT OUTDOORS truly sets this property apart, with an extensive patio seating area stretching across the rear of the bungalow, creating the perfect setting for OUTSIDE ENTERTAINING and ALFRESCO DINING. The garden is fully enclosed within TIMBER PANEL FENCING, offering privacy and security, while a



LARGE LAWNED EXPANSE is bordered by a variety of MATURE PLANTING and SHRUBBERY, providing year-round interest and colour. A FEATURE POND sits adjacent to the conservatory, attracting wildlife and adding a peaceful element to the garden. Additional benefits include a BRICK BUILT STORAGE SHED/WORKSHOP and DETACHED DOUBLE GARAGE.

Council Tax band: D
Tenure: Freehold

- Immaculate Detached Bungalow in a Rural Village Setting
- Approx. 0.32 Acre Plot (stms)
- Over 1591 Sq. ft (stms) of Accommodation
- Driveway & Detached Double Garage
- 21' Sitting Room with Dual Aspect Views & Feature Fireplace
- 23' Conservatory with Panoramic Garden Views
- 19' Kitchen/Breakfast Room with a Central Island & Breakfast Bar
- Three Bedrooms, En Suite & Family Bathroom

Situated under half a mile from the A146 and on the edge of the rural village of Thurton, the property is extremely convenient for access to Norwich, some 15-20 minutes away, but with the benefits of multiple countryside walks, and the typical village amenities including a Public House, Primary School and Village Hall.



The amenities are shared with the neighbouring villages which all connect, whilst Loddon which is approximately a 5-10 minute drive away has a far wider range of amenities including Doctors, Shops and High Schools. An excellent bus service is available to Norwich, Loddon and Beccles.

SETTING THE SCENE

Set back from the road and occupying an elevated position, the property is approached via a lawned front garden with mature planting, whilst the tarmac driveway offers off road parking and turning space to the side of the property. The tarmac drive continues, where the detached double garage and further driveway parking can be found - private to the property.

THE GRAND TOUR

Once inside, the porch entrance offers the ideal meet and greet space with fitted carpet underfoot, and a door taking you to the hall entrance, also continuing with fitted carpet, and twin sets of built-in double storage cupboards. The hall entrance includes a loft access hatch and doors to the bedroom and living accommodation. Immediately to your right as you enter, the formal sitting room can be found with a large front facing window overlooking the frontage, with a feature fireplace creating a focal point to the room and fitted carpet underfoot. Sliding patio doors take you to the adjacent conservatory which extends the living space, whilst also enjoying garden views to the rear. Tiled flooring can be found underfoot for ease of maintenance, with ample space for soft furnishings and a dining table. The formal dining room also leads off the hall entrance with French doors into the conservatory, whilst being finished with fitted carpet and creating the ideal snug/home office or formal dining space to suit new purchasers requirements. The kitchen also runs along the rear of the property with an extensive range of built-in storage units formed in an L-shape design, with a matching central island and low level breakfast bar. Integrated cooking appliances include an inset electric ceramic hob, twin eye level electric ovens, and tiled splash-backs running around the work surface. Integrated appliances include a fridge freezer, dishwasher and washing machine, whilst a door takes you to the rear garden. From the hall entrance, the three double bedrooms lead off - all finished with fitted carpet and uPVC double glazing, with the main bedroom including a full width run of built-in wardrobes.

A private ensuite leads off, with a three piece suite including a thermostatically controlled shower, with contrasting tiled splash-backs and tiled flooring. Completing the property, the family bathroom is finished with a four piece suite including a separate panelled bath and shower cubicle, with a thermostatically controlled shower with contrasting tiled splash-backs, tiled flooring and heated towel rail.

FIND US

Postcode : NR14 6AX

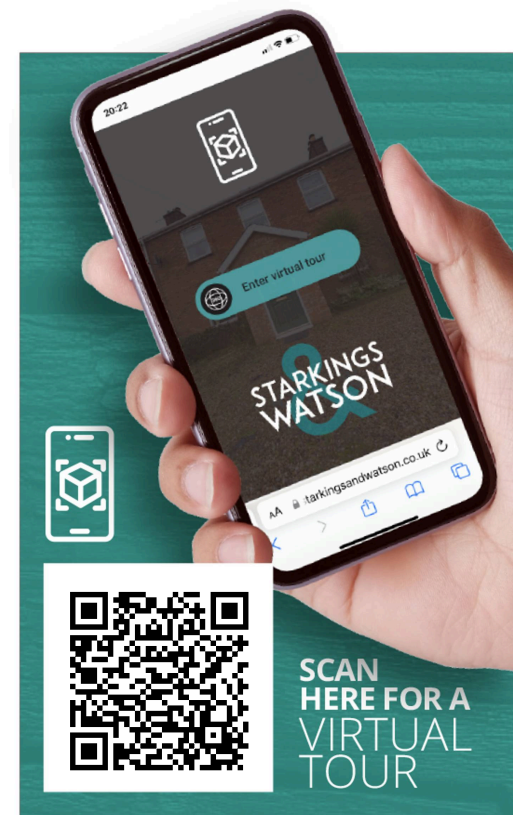
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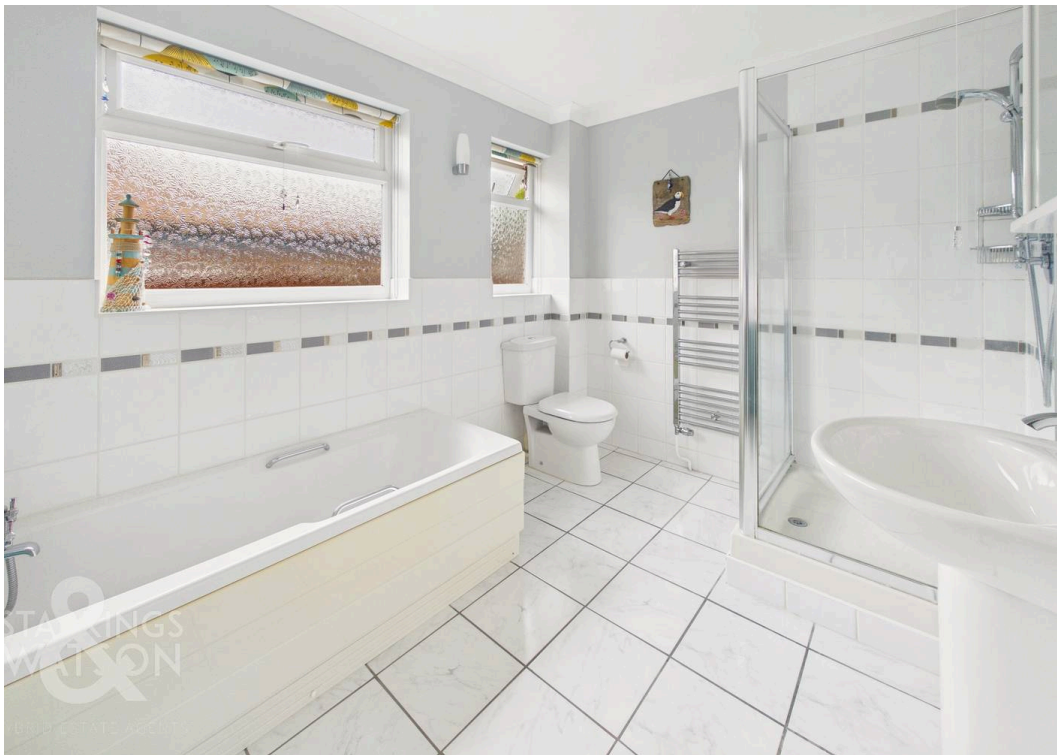
VIRTUAL TOUR

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

AGENTS NOTES

The property includes a water softener. The driveway to the side of the bungalow is included within the freehold sale, with the neighbour to the rear having a right of way.







THE GREAT OUTDOORS

Heading outside, the rear garden offers an extensive patio seating area running across the rear of the bungalow - ideal for outside entertaining alfresco dining. The garden itself is enclosed within timber panel fencing whilst including a large lawned expanse, with a variety of mature planting and shrubbery to all sides. A feature pond sits adjacent to the conservatory, with a brick built storage shed/workshop, whilst the garden also offers outside water and power supplies. A gated access leads to the side driveway where the double garage can be found, accessed via twin up and over doors to front.





Approximate total area⁽¹⁾

1591 ft²

147.7 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.

GIRAFFE360



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