

Park Close, Thurton - NR14 6AU

STARKINGS WATSON

HYBRID ESTATE AGENTS







Park Close

Thurton, Norwich

Offered with NO CHAIN, this THREE BEDROOM DETACHED BUNGALOW combines a FLEXIBLE LAYOUT with approximately 1,128 SQ. FT (stms) of accommodation. Set within a CUL-DE-SAC with easy access to the A146, the property offers a welcoming setting and versatile rooms suited to a variety of needs. At the heart of the home, the 14' SITTING ROOM enjoys a LARGE PICTURE WINDOW, creating an appealing space to relax and spend time with family and friends. The KITCHEN/BREAKFAST ROOM provides work surfaces for preparing meals and enjoying everyday dining, with a separate UTILITY SPACE adding practical convenience. A CONSERVATORY offers a further area to sit and unwind, extending the living accommodation and providing an alternative setting for enjoying the surroundings. THREE BEDROOMS offer flexibility for sleeping accommodation, guests or a home office, allowing the layout to adapt to changing requirements. A SHOWER ROOM serves the bedrooms and completes the accommodation.

The bungalow also benefits from an INCOME GENERATING SOLAR PANEL SYSTEM on a FIT, while a GAS FIRED CENTRAL HEATING BOILER was installed in 2022. With its single storey layout, choice of living spaces and well-proportioned accommodation, this detached home presents an opportunity for buyers seeking versatility and the convenience of a cul-de-sac setting. THE GREAT OUTDOORS are a feature of this home, with ENCLOSED SOUTH FACING GARDENS providing an appealing setting to enjoy the outdoors. The enclosed setting offers a sense of privacy, making the garden a place to relax, spend time with family or welcome guests. Its SOUTH FACING aspect is a benefit for those who enjoy sitting outside, tending to plants or simply appreciating a private outdoor space. With AMPLE OFF ROAD PARKING to front, access leads to the GARAGE and BRICK STORE.

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



- No Chain!
- Detached Bungalow with a Flexible Layout
- Cul-De-Sac Setting with Easy Access to the A146
- Approx. 1128 Sq. ft (stms) of Accommodation
- 14' Sitting Room with a Large Picture Window
- Kitchen/Breakfast Room, Utility Space & Conservatory
- Three Bedrooms & Shower Room
- Enclosed South Facing Gardens

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 behind a low level brick wall, the lawned frontage sits between two driveways, with gated access to the rear garden. The car port offers further parking or covered storage, where the single garage sits beyond.

THE GRAND TOUR
Heading inside, the carpeted hall entrance leads to the main living and bedroom accommodation. The sitting room is at the front, with a feature fire place, fitted carpet, and large picture window. The kitchen/breakfast room sits to the front, with ample storage, and integrated cooking appliances including an inset gas hob and built-in eye level electric oven. Tiled splash-backs run around the work surfaces, with space for a fridge freezer, washing machine and dishwasher. The airing cupboard sits to one side, whilst a door takes you to a utility/dining space - providing further cupboard storage. From the hall entrance, two double bedrooms lead off, both with fitted carpet and uPVC double glazing, whilst the shower room is finished in a wet room style with tiled splash-backs and a thermostatically controlled shower. The third bedroom leads from the utility/dining space, creating a flexible room for various uses, sitting adjacent to the conservatory which extends the living arrangements.

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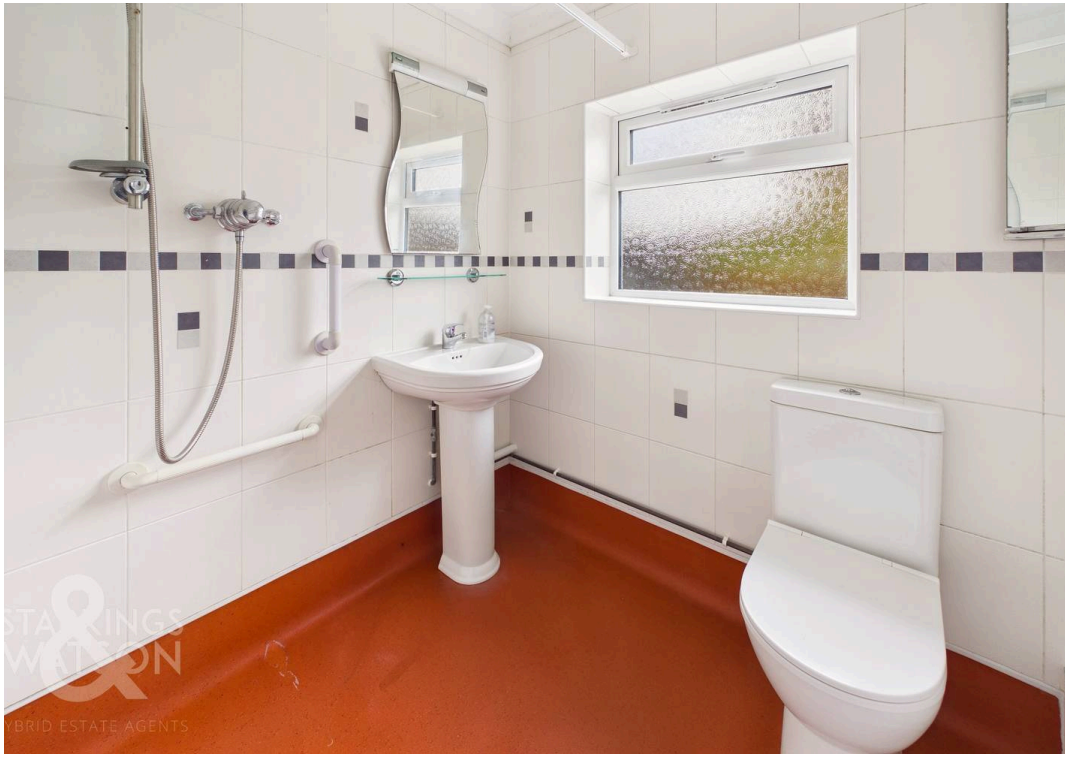
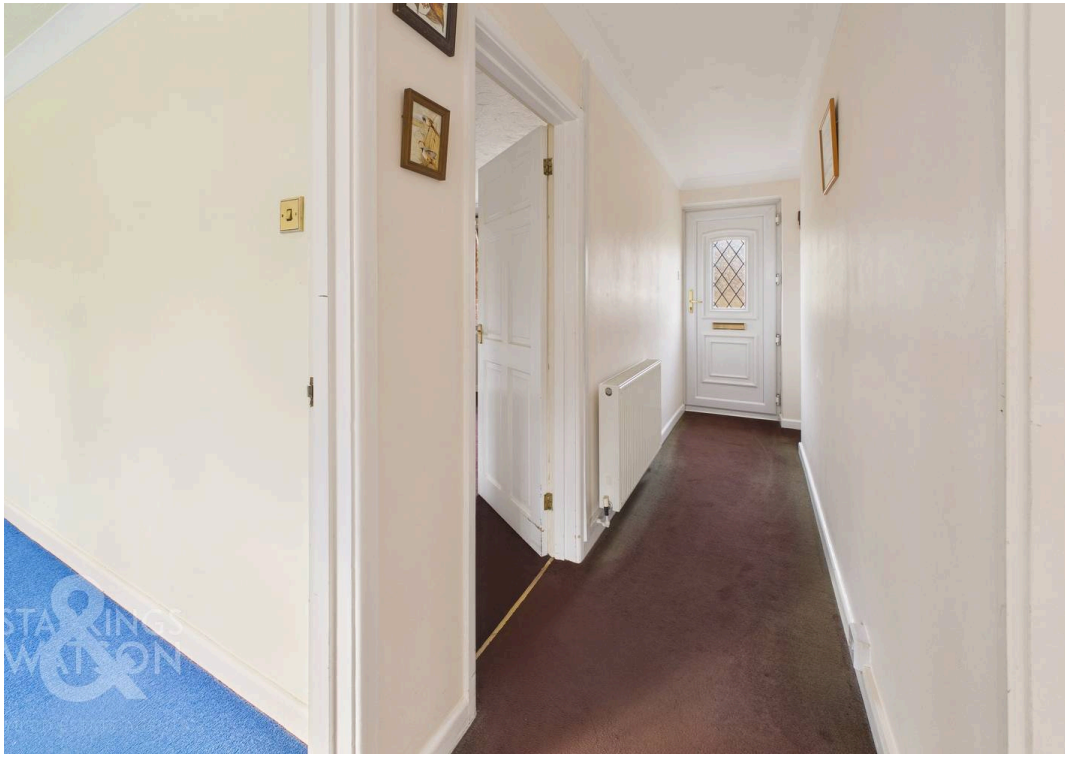
VIRTUAL TOUR
View our virtual tour for a full 360 degree of the interior of the property











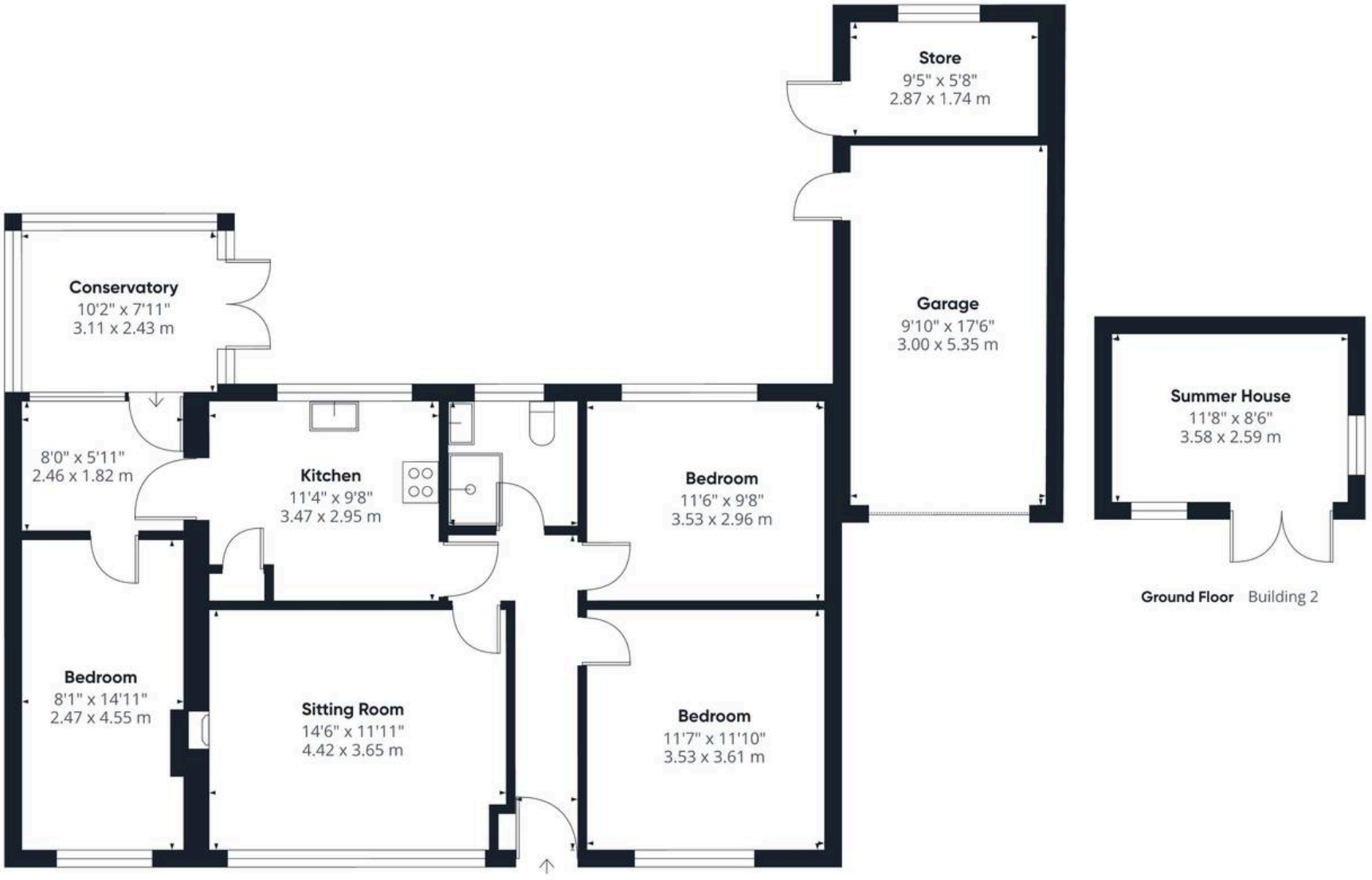






THE GREAT OUTDOORS

Enjoying a south facing aspect, the garden is fully enclosed with timber panelled fencing, whilst being laid to lawn. A brick-weave patio area runs across the rear of the bungalow, with an outside water supply, and access to the timber shed and green house. Adjoining the bungalow, the shed is accessed via an up and over door to front. For convenience, a detached timber-built garden office, fully equipped with mains power and lighting, offering an ideal workspace for remote working.



Ground Floor Building 1

Ground Floor Building 2

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Approximate total area(1)

1229 ft²

114.1 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.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • centralisedhub@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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