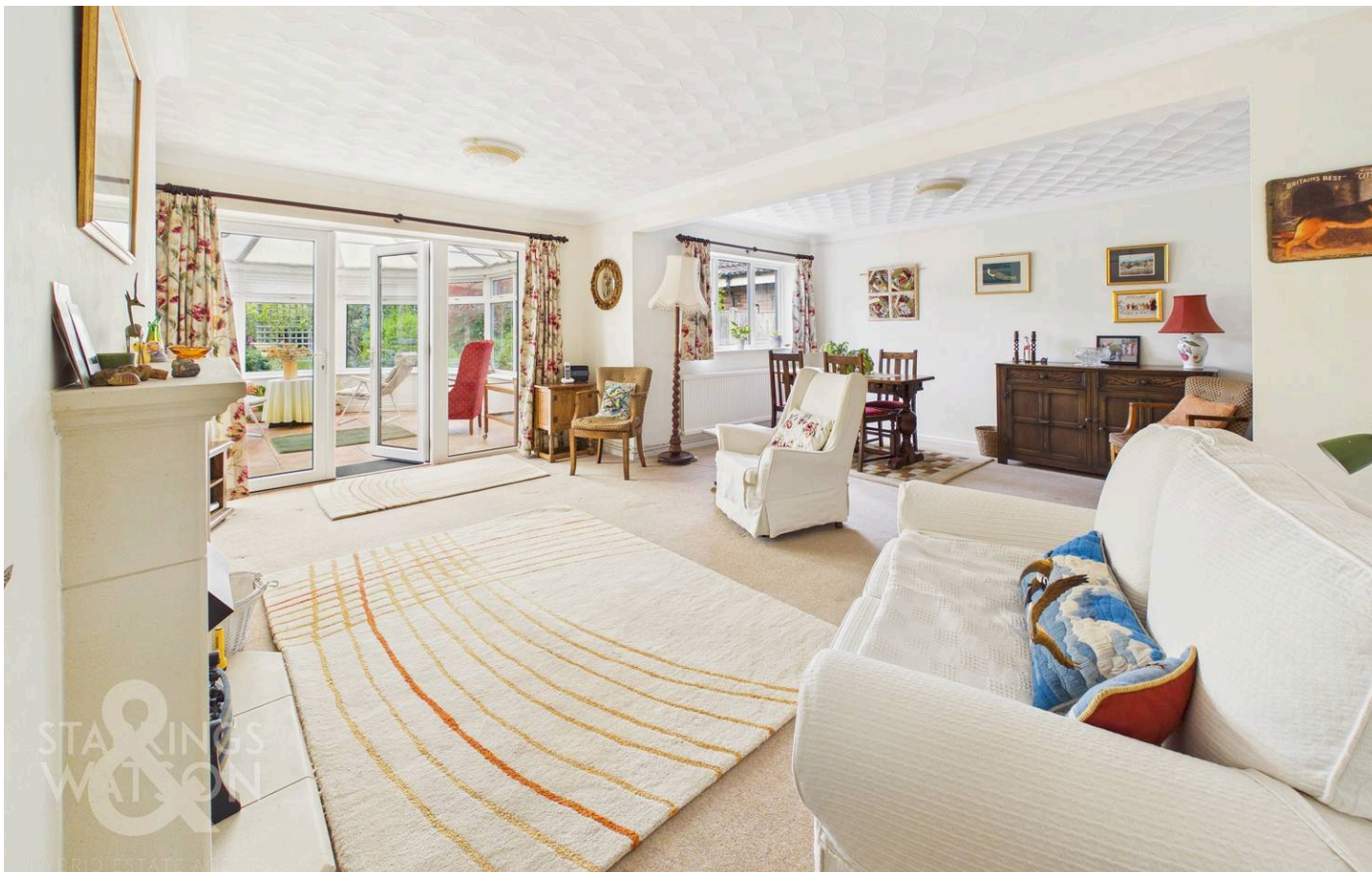




Church Road, Thurlton - NR14 6RN

**STARKINGS  
&  
WATSON**

HYBRID ESTATE AGENTS



## Church Road

Thurlton, Norwich

NO CHAIN. EXTENDED DETACHED BUNGALOW BACKING ONTO OPEN FIELDS. This spacious and well-presented bungalow occupies a PRIVATE 0.13 ACRE PLOT (stms), offering approximately 1092 SQ. FT (stms) of versatile accommodation, ideal for those seeking a peaceful setting with practical living space. The welcoming entrance hall leads to an impressive 18' EXTENDED SITTING/DINING ROOM, perfect for entertaining or relaxing, which in turn opens to a SEPARATE CONSERVATORY overlooking the garden and fields beyond. The 16' FULLY FITTED KITCHEN provides excellent storage and workspace, catering for keen cooks and family life alike. THREE well-proportioned BEDROOMS offer flexibility for guests, home working, or hobbies, all served by a FAMILY BATHROOM with both BATH and SHOWER facilities. Further benefits include ample built-in storage throughout, oil fired central heating and double glazing. To the front, a LARGE BRICK-WEAVE DRIVEWAY provides parking for multiple vehicles and leads to a SINGLE GARAGE with up-and-over door, power, lighting, and additional storage above.



The rear garden enjoys a completely PRIVATE, NON-OVERLOOKED ASPECT, backing directly onto open fields for uninterrupted rural views and a tranquil atmosphere. A generous lawn is punctuated by mature planting and established shrubbery, creating a haven for wildlife and providing year-round interest. At the heart of the garden, a charming wildlife pond offers a peaceful focal point, while a PATIO SEATING AREA extends from the conservatory, ideal for al fresco dining or morning coffee.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Extended Detached Bungalow Backing Onto Open Fields
- Private 0.13 Acre Plot (stms) with a Non-Overlooked Rear Aspect
- Approx. 1092 Sq. ft (stms) of Accommodation
- 18' Sitting/Dining Room with a Separate Conservatory
- 16' Fully Fitted Kitchen
- Three Bedrooms & Family Bathroom with Shower
- Large Brick-weave Driveway & Single Garage



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

A low level brick wall and wrought iron railings screen the property from the road, with a brick-weave driveway offering off road parking and turning space. A range of mature planting and shrubbery can be found to the front, with gated access to the garden, whilst the drive continues to the single garage and main entrance door.

#### THE GRAND TOUR

Heading inside, the hall entrance offers wood effect flooring underfoot for ease of maintenance, with doors leading off to the bedroom and living accommodation. The kitchen enjoys views across the rear garden with the u-shaped arrangement of wall and base level units including integrated cooking appliances with an inset electric ceramic hob and built-in electric double oven. Tiled splash-backs run around the work surface, with space provided for general white goods including a fridge freezer, washing machine and dishwasher, with tiled flooring underfoot, range of built-in storage cupboards and dual aspect views to side and rear. The main sitting/dining room has been extended whilst enjoying a feature fireplace which creates a focal point to the room, with fitted carpet underfoot and ample space for soft furnishings and a dining table. A door leads out to the conservatory which extends the living space with views across the garden, tiled flooring underfoot and French doors leading out to the garden.

The three bedrooms all lead off the hallway, with fitted carpet and uPVC double glazing, with the larger bedroom including a built-in double wardrobe completing the property. The family bathroom includes a four piece suite with a separate panelled bath and corner shower cubicle, housing a thermostatically controlled shower with tiled walls, heated towel rail and tiled flooring.

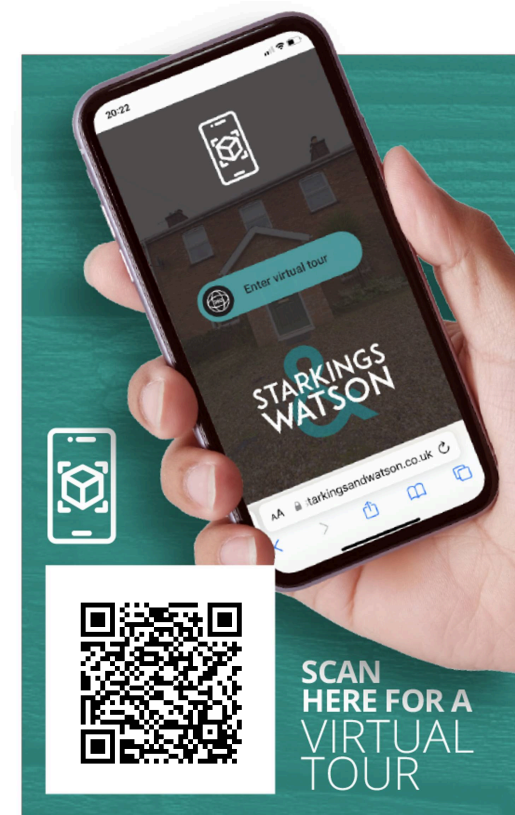
#### FIND US

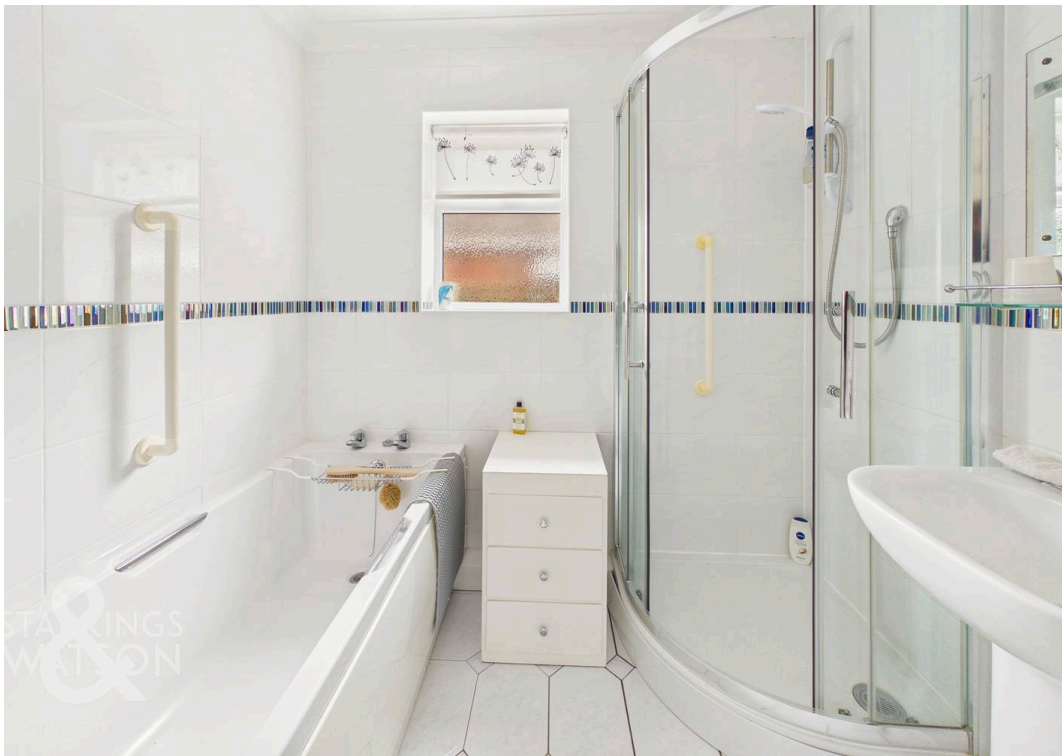
Postcode : NR14 6RN

What3Words : ///winded.exit.slack

#### VIRTUAL TOUR

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



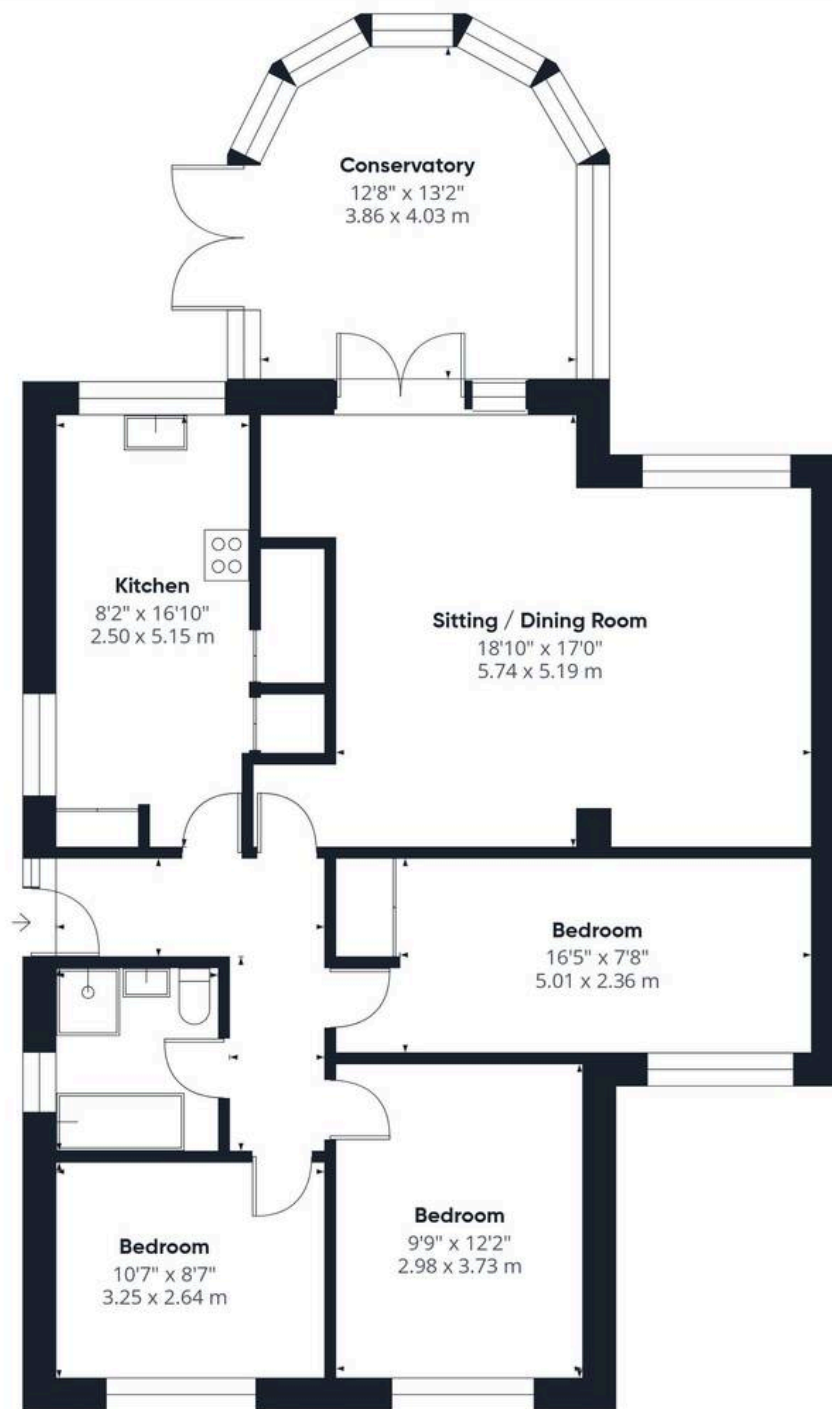




## THE GREAT OUTDOORS

Heading outside, the rear garden offers a private non-overlooked aspect, with a large lawned expanse, adorned with a range of mature planting and shrubbery. A wildlife pond sits to the centre of the garden with a patio seating area extending from the conservatory. A pathway continues to a timber built storage shed and vegetable plots beyond. The oil tank is screened to one side, with gated access to the driveway where the single garage can be found with an up over door to front, door to side, storage above, power and lighting.





**Approximate total area<sup>(1)</sup>**

1092 ft<sup>2</sup>  
101.6 m<sup>2</sup>

(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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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.