



Links Close, Thurlton - NR14 6RG

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Links Close

Thurlton, Norwich

NO CHAIN. This ATTRACTIVE DETACHED FAMILY HOME enjoys a PRIME CUL-DE-SAC POSITION with UNINTERRUPTED FIELD VIEWS, offering the perfect blend of PEACEFUL LIVING and CONVENIENCE to LOCAL AMENITIES. Stepping inside, you are welcomed by a SPACIOUS 17' SITTING ROOM with LARGE WINDOWS framing delightful garden vistas, creating a bright and airy space ideal for relaxing or entertaining. The OPEN PLAN KITCHEN and DINING ROOM is thoughtfully designed for modern family life, featuring ample worktop space, integrated cooking appliances, and a dedicated dining area for family meals or gatherings with friends. Upstairs, THREE WELL-PROPORTIONED BEDROOMS provide flexible accommodation for families, guests, or home working, while the FAMILY BATHROOM includes a SHOWER for added practicality. The ENCLOSED REAR GARDEN is securely bordered with TIMBER PANEL FENCING for privacy and peace of mind. A WRAPAROUND PATIO SEATING AREA provides the perfect spot for alfresco dining, morning coffee, or simply soaking up the tranquil surroundings,



while steps lead up to a RAISED LAWNED GARDEN - ideal for children to play or for keen gardeners to create their own oasis. At the rear of the property, the IMPRESSIVE 16' GARAGE features an up and over door, power, and lighting, making it ideal for secure parking or additional storage. Adjacent to the garage, the 9' WORKSHOP SPACE offers endless possibilities for hobbies, DIY projects, or further storage, and houses the floor standing oil-fired central heating boiler.

Council Tax band: C

Tenure: Freehold

- No Chain!
- Detached Family Home with Field Views
- Cul-De-Sac Setting Close to Local Amenities
- 17' Sitting Room with Garden Views
- Open Plan Kitchen & Dining Room
- Three Bedrooms
- Family Bathroom with Shower
- Enclosed Gardens Leading to the 16' Garage & 9' Workshop Space

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 garage, the driveway includes gated access to the rear garden, whilst a stepped entrance takes you to the main entrance door.

THE GRAND TOUR

Heading inside, the hall entrance offers fitted carpet underfoot and stairs rising to the first floor landing, with a door taking you to the main sitting room. Located at the front of the property and enjoying views across the front garden, fitted carpet can be found underfoot with a feature fireplace creating a focal point to the room. A door takes you to the adjacent dining room finished with wood effect flooring and French doors out to the rear garden, with an opening to the adjacent kitchen. The L-shape arrangement of wall and base level units offer ample storage with integrated cooking appliances, including an inset electric ceramic hob and built-in electric double oven with tiled splash-backs and flooring. Space is provided for a washing machine, whilst a cupboard conceals space for a fridge freezer.

Heading upstairs, the carpeted landing offers a built-in storage cupboard and airing cupboard, with doors taking you to the three bedrooms - all of which are finished with fitted carpet and uPVC double glazing. Completing the property, the family bathroom includes a white three piece suite with an electric shower and glazed shower screen over the bath.

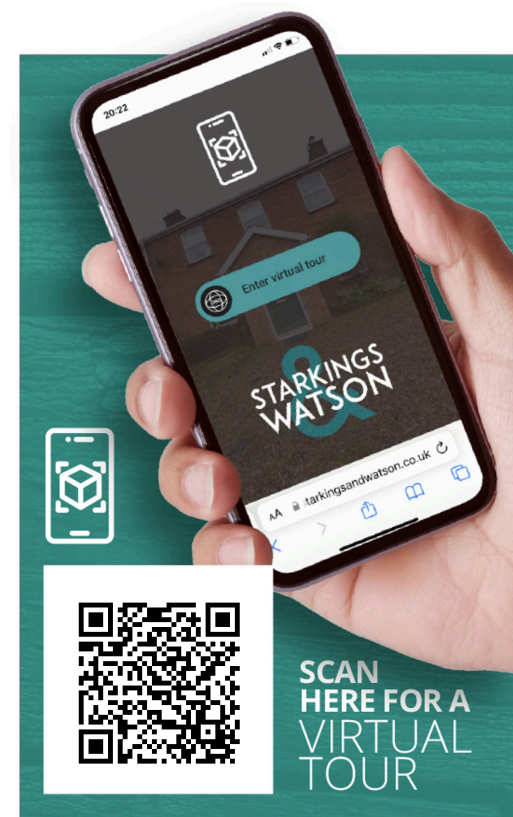
FIND US

Postcode : NR14 6RG

What3Words : ///condiment.chum.extremely

VIRTUAL TOUR

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







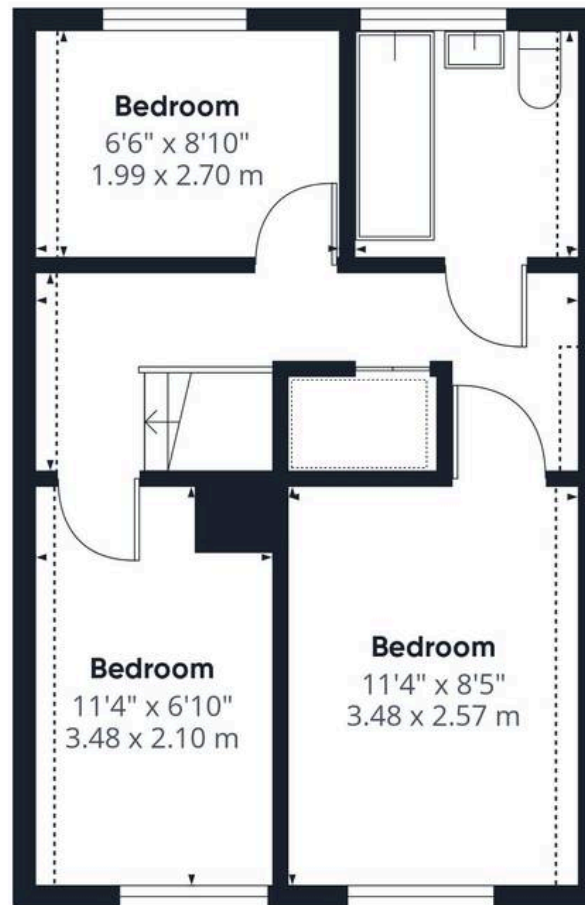
THE GREAT OUTDOORS

Heading outside the rear garden is enclosed within timber panel fencing, whilst offering a wraparound patio seating area and steps to the raised lawned garden. A range of planting and shrubbery can be found with gated access to the front driveway, and access to the garage and workshop. The garage offers an up and over door to front with power and lighting installed, whilst the rear workshop includes the floor standing oil fired central heating boiler with power and lighting.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

972 ft²
90.3 m²

Reduced headroom

31 ft²
2.9 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.

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 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.