



Park Close, Thurton - NR14 6AU

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&  
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HYBRID ESTATE AGENTS



## Park Close

Thurton, Norwich

NO CHAIN. A fantastic opportunity to acquire this DETACHED BUNGALOW in a highly desirable VILLAGE SETTING, offering approximately 936 sq. ft (stms) of accommodation, along with INCOME GENERATING SOLAR PANELS. The property boasts a SPACIOUS 26' OPEN PLAN SITTING/DINING ROOM, providing ample space for relaxation and entertaining along with FRENCH DOORS to the garden. The WELL-EQUIPPED KITCHEN features EXTENSIVE STORAGE options, ensuring all your culinary essentials are neatly organised. There are TWO INVITING BEDROOMS from the HALL ENTRANCE, ideal for a growing family or hosting guests, along with a convenient SHOWER ROOM. Step outside to enjoy the serene SOUTH-FACING PRIVATE GARDENS, where areas of GRASS and PAVING can be found, along with a TIMBER SHED and GREEN HOUSE. Off road PARKING and a GARAGE can be found to front, with further potential (stp).

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Detached Bungalow in Popular Village Setting
- Approx. 936 Sq. ft (stms) of Accommodation
- 26' Open Plan Sitting/Dining Room
- Extensive Storage within the Kitchen
- Two Bedrooms
- Shower Room
- South Facing Gardens Private 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 and tucked away behind a low level brick wall, a brick-weave driveway offers off road parking with access to the garage and lawned front garden. A gated access takes you to the rear, whilst the brick-weave pathway takes you to the front door.



## THE GRAND TOUR

Heading inside, the hall entrance is complete with wood effect flooring underfoot providing ample space for coats and shoes, with a useful built-in storage cupboard to one side, and doors leading off to the bedroom, kitchen and living accommodation. The main living space sits to your left hand side with the sitting room including a feature brick built fireplace, large picture window to front and fitted carpet flowing underfoot. The dining room is open plan whilst French doors lead out to the rear garden. The kitchen offers a modernised kitchen, with an extensive range of wall and base level units, with space for a gas range style cooker along with general white goods including a fridge freezer, washing machine and dishwasher. Tiled flooring can be found underfoot, whilst tiled splash-backs run around the work surface, with a front facing window and wall mounted gas fired heating boiler. The two bedrooms sit to the rear of the bungalow with the larger finished with wood effect flooring and a range of built-in wardrobes, and the smaller is finished with fitted carpet and a range of wall mounted storage cupboards. Completing the property is the family shower room with a walk-in double shower cubicle and thermostatically controlled shower, with useful storage under the hand wash basin, tiled walls and heated towel rail.

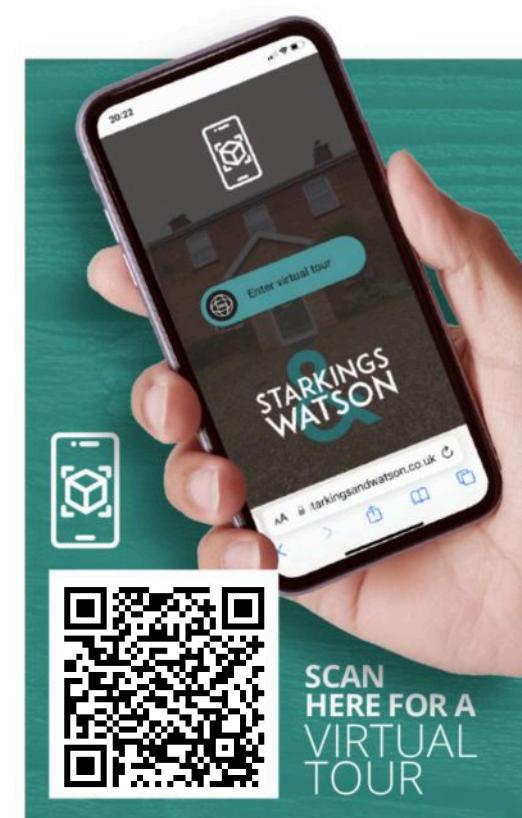
## FIND US

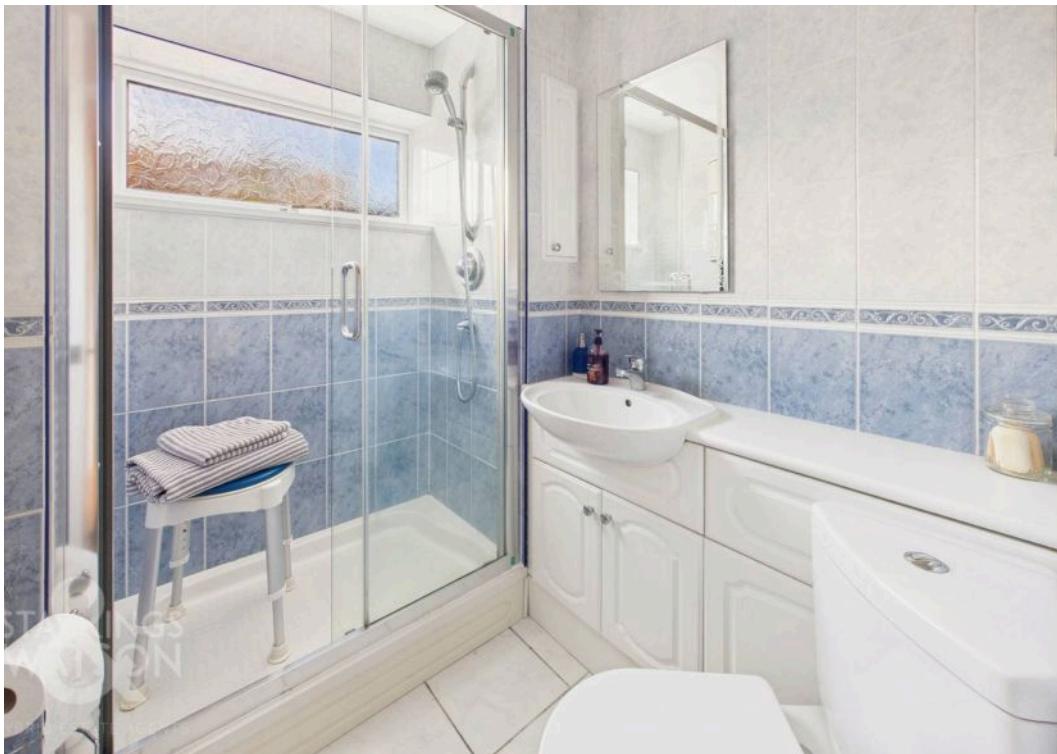
Postcode : NR14 6UA

What3Words : ///spreading.using.fondest

## VIRTUAL TOUR

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







## THE GREAT OUTDOORS

The rear garden offers a south facing aspect with a split level design including an area of lawn, patio seating and a further lawn area with an original pond which could be reinstated or continue use as a feature planting area. A greenhouse sits adjacent to the timber built shed which offers ample storage, with a wide variety of mature planting, shrubbery, trees and hedging. Gated access leads to front and a door into the adjoining garage. The garage is accessed via an up and over door to front, with a window and door to rear, electric fuse box, power and lighting.





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

936 ft<sup>2</sup>

87.1 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.



## Starkings & Watson Hybrid Estate Agents

2a High Street, Loddon - NR14 6AH

01508 820830 • [loddon@starkingsandwatson.co.uk](mailto:loddon@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

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