



The Meadows,
Thurton, Norfolk



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ESTATE AGENTS

We are pleased to offer this beautifully presented detached home, set within a peaceful cul-de-sac. Offering three double bedrooms, open plan reception rooms, garden room, kitchen, garage and off road parking for up to four cars. This property is located in the rural village of Thurton, near Loddon and just south of Norwich.

Accommodation comprises briefly:

- Entrance Porch
- Open Plan Sitting/Dining Room
- Garden Room
- Kitchen
- Cloakroom
- Master Bedroom with Ensuite
- Two Further Double Bedrooms
- Family Bathroom
- Garage
- Off Road Parking
- Enclosed Rear Garden



Property

The property is finished to a very good standard and provides a purchaser with plenty of space and well laid out accommodation. The flowing open-plan sitting/dining room provides a superb space for entertaining and relaxation with stairs leading to the first floor. A door leads into the garden room with windows providing views over the rear garden. The well-equipped kitchen, adjacent to the dining area has a generous amount of wood effect wall and base units, with contrasting worktops, built in double electric oven & gas hob with overhead extractor, one and a half bowl sink and drainer, space for a dishwasher, washing machine and fridge/freezer. A door gives access to the rear garden. There is also a downstairs cloakroom. Upstairs are three double bedrooms, including a generous master suite with built-in storage and a stylish en-suite shower room. A family bathroom with a three piece suite, part tiled and with shower over the bath, and a large airing cupboard on the landing completes the accommodation.







Outside

The house is accessed via a driveway that accommodates up to four vehicles, alongside a garage equipped with lighting and electricity. A neatly trimmed hedge and lawn section form a boundary with the adjacent property, and a side gate leads into the back garden. The rear garden is mainly laid to lawn with a selection of shrubs, small bushes, and plants bordering. Additionally, there is a small patio area suitable for outdoor activities and entertaining.

Location

This property is well positioned within the village of Thurton, with excellent bus links to Norwich, Beccles, and beyond. The local primary school (achieved an Outstanding OFSTED report) and George & Dragon public house with Holiday Let Pods are close by. A few miles distant is Loddon which is a very popular village providing all the amenities you could need; schools, nurseries, shops, Post Office, Churches, doctors surgery, dentist, library, veterinary practice, pharmacy, local gym, hairdressers, beauty salon, 3 pubs, a café, butchers and take-out options. There is access to the Broads Network via Loddon Staithe and the River Chet, along which there are some lovely walks. It is also within easy reach of the market towns of Beccles and Bungay which provide a fuller range of amenities. The Cathedral City of Norwich is about 20 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 51mins). The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are approx. 20 miles away.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Gas fired central heating. Mains electric, water and drainage.

Energy Rating: TBC

Local Authority:

South Norfolk Council

Tax Band: D

Postcode: NR14 6BB

What3Words: ///cobble.justifies.affirming

Tenure

Vacant possession of the freehold will be given upon completion.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £370,000



To arrange a viewing, please call 01508 521110

Offices throughout Norfolk & Suffolk:

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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