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Vale Road
Thurton, Norfolk

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**MUSKER
McINTYRE**
ESTATE AGENTS

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We are pleased to offer a spacious four-bedroom detached bungalow situated on a substantial corner plot. This home features a good-sized sitting room, a kitchen/breakfast room, a family bathroom, and two ensuites. Outside, you'll find attractive gardens, a double garage, and off-road parking. It is located in the highly desirable village of Thurton, with convenient transport links to Loddon and Norwich.

Accommodation comprises briefly:

- Entrance Hall
- Living Room
- Kitchen/Breakfast Room
- Master Bedroom with Ensuite
- Double Bedroom with Ensuite
- Two Further Double Bedrooms
- Family Bathroom
- Detached Double Garage
- Off Road Parking
- Front, Side & Rear Gardens



Property

On entering the property, you'll find a spacious hallway that provides access to all the rooms. The living room is a good size and includes a wood-burning stove with a slate hearth. A window overlooks the rear garden, and double doors provide access to the kitchen/dining room. This room features a variety of wooden wall and base units, complemented by contrasting quartz-effect worktops. There is a one-bowl inset sink and drainer situated beneath the window. Cooking amenities include an electric hob with an overhead extractor, along with a built-in oven. There is also space to accommodate an under-counter washing machine, as well as an American-style fridge/freezer. The area also provides a delightful space for a dining table and chairs, set in front of sliding doors that open to the rear garden. The exceptionally generous master bedroom is situated at the end of the hallway with a window overlooking the front garden. It benefits from a walk-in wardrobe and a modern ensuite shower room. The three further bedrooms are centrally located, two to the front of the property and one to the rear which also benefits from an ensuite. Completing the accommodation is the modern family bathroom, fully tiled with a white suite which comprises a bath with shower over, WC and hand wash basin in vanity unit with matching storage cupboards.







Outside

The bungalow is accessible via a pathway leading to the front door. It features a lawned garden at the front and side, bordered by tall hedges and fencing. The rear garden is generously sized and mainly laid to lawn, enhanced by areas of plants and shrubs and a large tree. There is a patio area accessible from the kitchen/dining room, along with a separate seating area in one corner. Its private and fully enclosed nature makes it a secure space for both pets and young children. Additionally, two wooden gates offer access to the side garden and off-road parking. The detached double garage which benefits from full power and a new electric circuit breaker, and off road parking are accessed via The Meadows.

Location

This property is well positioned within the village of Thurton, with excellent bus links to Norwich, Beccles, and beyond. The local primary school (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. The Cathedral City of Norwich is about 15 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 51mins).

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 central heating. All mains services connected.

Energy Rating: TBC

Local Authority:

South Norfolk Council

Tax Band: D

Postcode: NR14 6AP

What3Words: ///posed.habit.attic

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: £440,000



Approximate total area^m
127.4 m²
1371 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

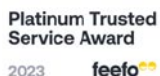
Diss 01379 644822

Halesworth 01986 888205

Harleston 01379 882535

www.muskermcintyre.co.uk

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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