

Ashby Road, Thurton, Norfolk



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ESTATE AGENTS

Norwich – 8.4 miles
Beccles – 10.8 miles
Loddon – 3.2 miles

A SEMI-DETACHED house with three DOUBLE bedrooms quietly situated in the popular village of Thurton. Front and rear gardens, detached garage and off-street parking ***Close to Thurton Primary school with an 'OUTSTANDING' OFSTED Report***

Accommodation comprises briefly:

- Storm Porch
- Entrance hall
- Kitchen
- Sitting room
- Dining room/Conservatory
- 3 Double Bedrooms
- Bathroom
- Front & rear gardens
- Detached garage (with door to garden)
- Off-street parking



The Property

This SEMI-DETACHED property is quietly located on Ashby Road in Thurton. An entrance hall welcomes one into the property and leads into the Sitting room which is a generous size with a gas fire & brick feature fireplace and large window overlooking the front garden. The sitting room is open plan and extends through to a dining area and conservatory; which has ample space for table and chairs overlooking the rear garden. The COUNTRY STYLE kitchen has a good range of wall and base units with a gas cooker and eye level electric double oven, sink & drainer, space for washing machine, fridge/freezer and views over the rear garden. Upstairs there are three double bedrooms; the master bedroom has plenty of space for wardrobes and a dresser unit, and along with the 3rd bedroom both enjoy views over the front garden. The second bedroom has a built in wardrobe and looks over the rear aspect. There is a modern family bathroom with electric shower over the bath, WC and hand wash basin set in a vanity unit. There are UPVC windows and doors throughout and the bedrooms benefit from large windows giving a very light and airy feel.



Outside

The house is approached via a shingle driveway with path leading through to the front door and garage. The front garden has a feature lamppost garden light and is mainly laid to lawn with mature shrubs & surrounding borders. There is a side gate to the rear garden; which is secure with panel fencing all-round, patio & lawn area making it ideal for entertaining and safe for children and pets. Steps lead up to the conservatory and the adjacent garage has a side door with light and power.

Location

The house is well positioned and set back from the road in Thurton which is a short walk from the George & Dragon Public House and the local primary school; which has recently achieved 'Outstanding in an OFSTED report, with the nursery and preschool next door. The property is also within walking distance to the main bus route to Norwich. A few miles distant is Loddon which is a very popular village providing further schools, shops, post office, doctors surgery, bank, Churches, library, dentist and access to the Broads network. It is also within easy reach of the market towns of Beccles and Bungay and the Cathedral City of Norwich which has a mainline train link to London Liverpool Street (1hr 54mins) and the unspoilt Suffolk coastline with the beaches of Southwold and Walberswick.

Fixtures and Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Gas fired central heating, all mains connected.

EPC Rating: D

Local Authority

South Norfolk District Council

Tax Band: B

Postcode: NR14 6AX

Agents Note

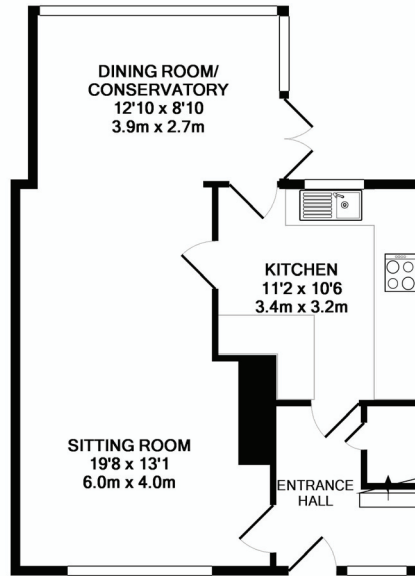
It is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

Vacant possession of the freehold will be given upon completion.

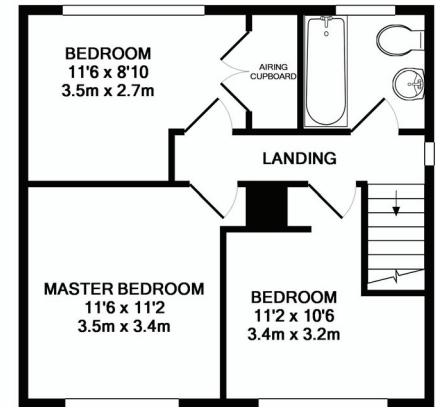
Guide Price £185,000 subject to contract





GROUND FLOOR
APPROX. FLOOR
AREA 511 SQ.FT.
(47.4 SQ.M.)

ASHBY ROAD, THURTON
TOTAL APPROX. FLOOR AREA 920 SQ.FT. (85.4 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR
APPROX. FLOOR
AREA 409 SQ.FT.
(38.0 SQ.M.)

To arrange a viewing please call us on 01508 521110

Beccles: 01502 710180
Bungay: 01986 888160
Bury St Edmunds: 01284 848454
Diss: 01379 644822
Halesworth: 01986 888205
Harleston: 01379 882535
Norwich: 01603 859343
Saxmundham: 01728 888117



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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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