

College Road,
Thurlton, Norfolk

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ESTATE AGENTS

Norwich - 14 Miles
Beccles - 5 Miles
Loddon - 3 Miles

Occupying a superb corner plot approximately 0.20 acre (STS) in size, this **FOUR DOUBLE BEDROOM** house has wonderful **FIELD VIEWS** to the rear and a spacious **cottage style kitchen/diner** which is one of **THREE RECEPTION ROOMS**. A lovely village location and off road parking for several vehicles if required.

Accommodation comprises briefly:

- Entrance hall
- Ground floor shower room and WC/Utility area
- Kitchen/Dining room • Formal dining room
- Sitting room • Landing study area
- Four double bedrooms • Family bathroom
- Garage/Store • Front & rear gardens
- Total plot size approx. 0.2 acres (STS)
- Field views • Village location



The Property

On entering this family home via the front stable door you are instantly welcomed by the country cottage feel. From the wood latch doors and the exposed brick work the hallway has space for coats and boots with a door to the ground floor shower and utility room. This has a wood floor and a shower cubicle with a hand wash basin inset to a vanity unit and separate WC. There is space for a washing machine and tumble dryer with shelving over. The beautiful country style kitchen is the hub of this home with exposed brick work and wooden beams. There is a feature red brick fireplace with inset Aga and farmhouse style pine kitchen comprising of wall and base cupboards with rolled edge worktops over. Butler sink with oak drainer to each side, integrated dishwasher, integrated fridge, space for freezer with a stable door leading to rear garden. An inner hallway has a storage cupboard and an under stair storage cupboard with the stairs to first floor. Cottage style latch doors lead to the formal family dining room and sitting room. The sitting room is dual aspect and has a red brick fire place as the main feature. The dining room has an open fire with shelved recess to one side and is an excellent room for formal entertaining and dining. On the first floor the landing has wonderful field views to the rear and leads to the bathroom with bath, WC and a hand wash basin. The first double bedroom has built-in wardrobes and views over the front aspect as does the second double. There is a study area with views extending over the farmland to the rear and wood latch doors lead to the third double bedroom to the front and the master bedroom with cupboard and views over the rear fields. The upstairs rooms are superb sizes making this a perfect family home.

Outside

The property is approached via a driveway nicely tucked away in the corner. The front garden measures approximately 50' x 50' (15.24m x 15.24m). There is ample parking for 5 cars to the front of the property and a **SINGLE GARAGE** for storage. The front garden has access to the oil tank and is mainly laid to lawn with well-stocked borders and mature trees. A path leads to the "stable" style front door and porch. The rear garden is a good size and backs onto open farmland with a gate allowing access. The large rear garden is enclosed by fencing, mature trees and hedging. The garden is laid mainly to lawn with a patio area outside the rear kitchen door and a mature Willow tree surrounded by mature planting is located adjacent the farmland to the rear of the garden.



Location

The property is located on the fringes of the village of Thurlton which enjoys a quiet yet well connected location. There are a number of amenities in the village including a local shop/Post Office, Thurlton primary school, village hall with playground, Church and the Queens Head public house which has recently been bought and run by the local community. It is a short distance from both Beccles and Loddon which provide a fuller range of amenities (buses run on a regular basis to both towns) and the house is within the catchment for Hobart High School, Loddon.

Fixtures and Fittings

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

Services

Oil central heating. Mains water and electricity.

Energy Performance Rating: E

Local Authority:

South Norfolk District Council

Tax Band: C

Postcode: NR14 6QZ

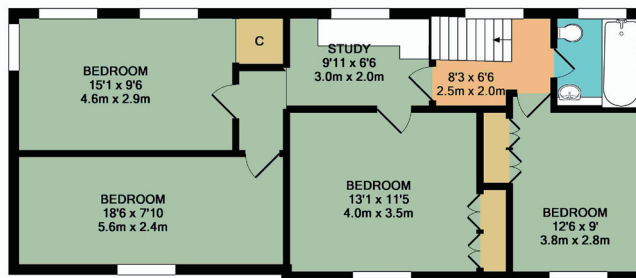
Agents Note

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.

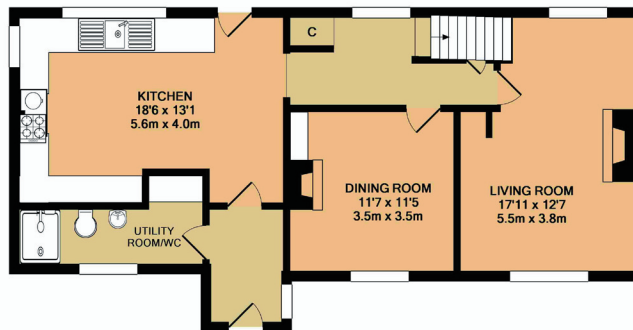
Tenure

Vacant possession of the freehold will be given upon completion.

Guide Price: £325,000



1ST FLOOR
APPROX. FLOOR
AREA 754 SQ.FT.
(70.0 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 774 SQ.FT.
(71.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1528 SQ.FT. (141.9 SQ.M.)

To arrange a viewing please call us on 01508 521110

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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.