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The Meadows,
Thurton, Norfolk

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**MUSKER
McINTYRE**
ESTATE AGENTS

Norwich - 8.2 miles
Loddon - 2.9 miles
Beccles - 10.2 miles

We are pleased to offer this three bedroom detached home in Thurton, offered with NO ONWARD CHAIN. Ready to move into, with plenty of scope to personalise and make your own over time. Ideally positioned close to the A146, the property provides convenient transport links to Loddon, Beccles and Norwich, while local amenities including a village pub and pre-school are also close by.

Accommodation comprises briefly:

- Entrance Hall
- Cloakroom
- Sitting Room
- Kitchen/DiningRoom
- Three Bedrooms
- Family Bathroom
- Attached Garage
- Off Road Parking
- Front and Rear Gardens



Property

You enter the property via the hallway, which provides access to a convenient downstairs WC. Off the hallway into the generously proportioned sitting room featuring a large front-aspect window, allowing plenty of natural light to fill the room and creating a bright and comfortable space for relaxing. To the rear of the property is the kitchen/dining room, enjoying a pleasant double aspect with views over the rear garden. The kitchen provides plenty of worktop space, a built-in gas hob and Hotpoint oven, together with a useful large under-stairs storage cupboard. A door provides direct access to the rear garden, making the space practical for everyday family living and entertaining. Upstairs, there are three bedrooms off landing, comprising two double bedrooms and a single bedroom. The primary bedroom benefits from built-in storage, including wardrobes and cupboards. All three bedrooms are served by a modern family bathroom, fitted with a contemporary suite and shower over the bath.







Outside

Outside, the property benefits from a private driveway and garage to the front, with a low-maintenance shingle garden complemented by established shrubs. The rear garden is predominantly laid to lawn with mature planting and offers an opportunity for a new owner to personalise.

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, but may be available in addition, subject to separate negotiation.

Services

Mains electricity, water and drainage.
Gas central heating and hot water.

Energy Rating: C

Local Authority:

South Norfolk Council
Tax Band: D
Postcode: NR14 6BB

What3Words: ///rental.encroach.extreme

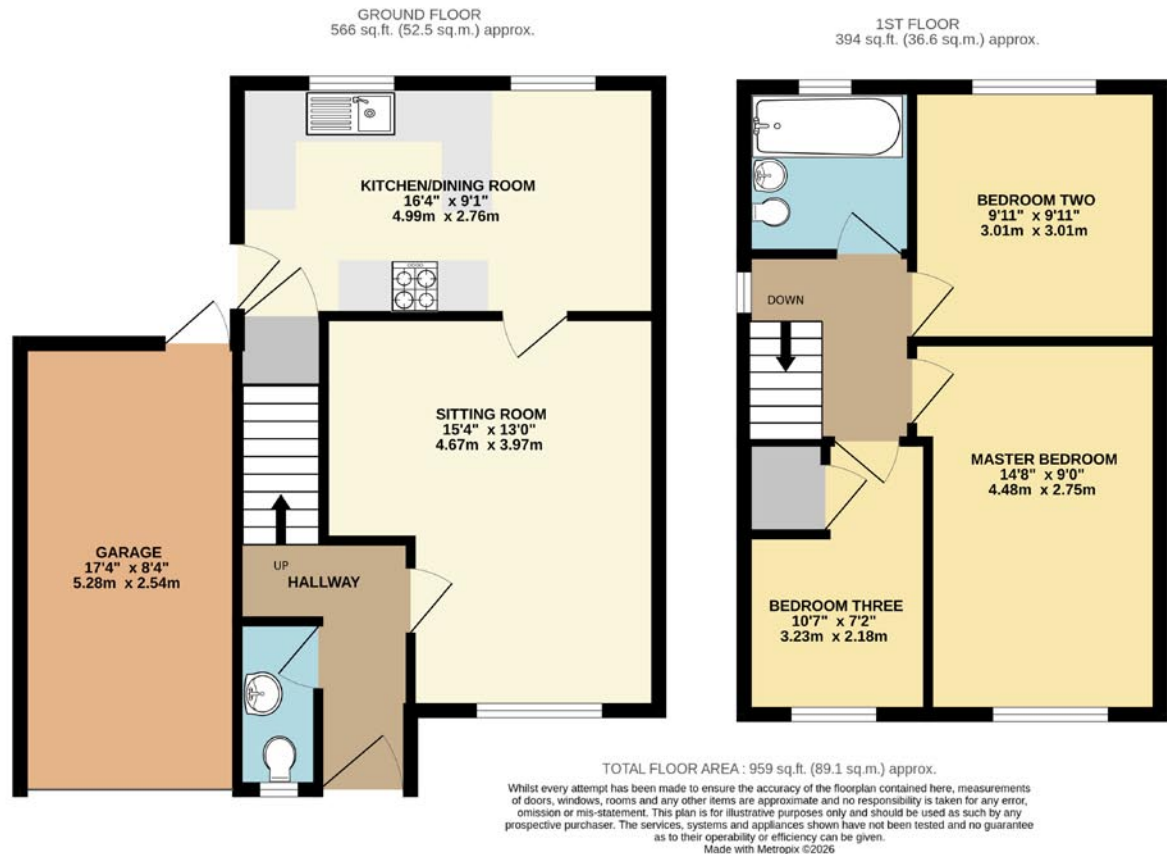
Tenure

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: £280,000 - £300,000



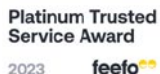
To arrange a viewing, please call 01508 521110

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110
Bungay 01986 888160
Halesworth 01986 888205

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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