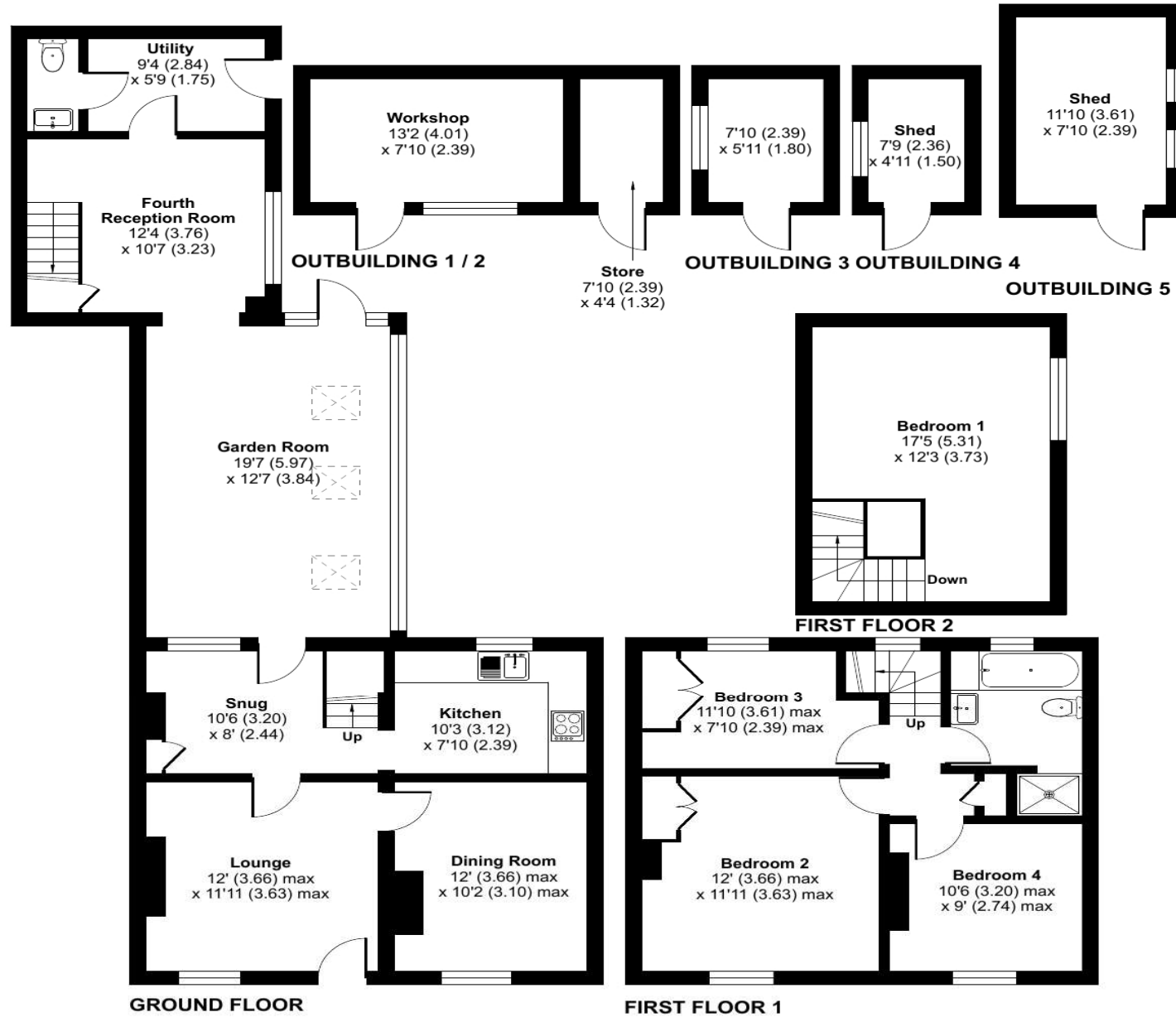
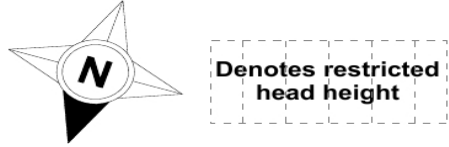


# Great Cressingham, Thetford, IP25

Approximate Area = 1621 sq ft / 150.5 sq m  
 Outbuilding = 316 sq ft / 29.3 sq m  
 Total = 1937 sq ft / 179.8 sq m  
 For identification only - Not to scale



## The Street, Great Cressingham, Thetford, IP25 6NL

Superb, spacious, very well presented 4 bedroom character flint cottage situated in the popular village of Great Cressingham, This fantastic property has much to offer including four reception rooms, delightful low maintenance garden, log burner and parking.

Viewing recommended to fully appreciate.

**Price £400,000 Freehold**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1129351





**11'10" (3.61m) x 7'10" (2.39m)**

Ornate feature cast iron fireplace not in use, sliding sash window to front aspect, radiator.

**Bedroom Four  
10'6" (3.2m) x 9'0" (2.74m)**

Built-in cupboard, sliding sash window to rear aspect, radiator.

**Bathroom**

Four piece bathroom suite comprising shower cubicle, bath, wash basin, WC, sliding sash window to rear aspect, radiator.

**Bedroom One  
17'5" (5.31m) Max x 21'3" (6.48m) Max**

Independent staircase leading to bedroom four comprising double glazed full height window looking out to rear garden, wooden boards to floor, radiator.

**Outside**

Delightful, generous low maintenance terraced rear garden with separate individual terraced patio seating areas, three wooden garden sheds, workshop, all with electric power, shrubs and plants to beds and borders, outside

light, outside tap, parking to side with further secure parking to the rear beyond wooden five bar gate, wooden fence and hedge to perimeter, there is a secure gate to the rear giving access to the allotment.

**Agent's Notes**

EPC rating D55 (Full copy available on request)  
Council tax band D (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Semi-Detached Character Cottage
- Four Bedrooms
- Potential For Multi Generation Living
- Four Reception Rooms
- Cloakroom with WC
- Delightful Low Maintenance Garden
- Parking
- Oil Fired Central Heating
- Log Burning Stove

Situated in the popular village of Great Cressingham, Longsons are delighted to bring to the market this fantastic spacious four bedroom semi-detached character flint cottage.

The property has much to offer and includes four reception rooms to ground floor, log burning stove, oil central heating, delightful terraced low maintenance rear garden, parking and an abundance of character throughout.

**GREAT CRESSINGHAM**

Situated approximately 5 miles from Watton and 4.7 miles from Swaffham, it is a small rural village with a population of just under 300, with a popular public house, The Olde Windmill and a village church. Also 1.8 miles to Hilborough is the Hilborough Swan Pub & Restaurant. The area offers splendid country walks and is within five miles of two excellent golf courses. The village has a great community of coffee mornings, annual duck races and many other activities. There is also a park, a green for dog walking, and an allotment.

**Lounge**

**12'0" (3.66m) x 11'11" (3.63m)**

Feature fireplace with inset log burning stove, sliding sash window to front aspect, entrance door to front, radiator.

**Dining Room  
12'0" (3.66m) x 10'2" (3.1m)**

Feature fireplace currently not in use, sliding sash window to front aspect, radiator.

**Snug  
10'6" (3.2m) x 8'0" (2.44m)**

Feature fireplace currently not in use, built-in cupboard, pamment tiles to floor, stairs to first floor, radiator.

**Kitchen  
10'3" (3.12m) x 7'10" (2.39m)**

Fitted kitchen units to walls and floor complemented by a wooden work surface over, ceramic butler style sink unit with mixer tap, integrated Bosch electric oven with electric induction hob and extractor hood over, space for under counter fridge/freezer, tiles to floor, tiled splashback, sliding sash window to rear aspect, radiator.

**Garden Room**

**19'7" (5.97m) x 12'7" (3.84m)**

Double glazed French doors opening to rear garden, double glazed window to side and rear, tiles to floor, three Velux double glazed roof windows, two radiators.

**Fourth Reception Room  
12'4" (3.76m) x 10'7" (3.23m)**

Stairs to first floor, full height double glazed window looking out to rear garden, wooden boards to floor, radiator.

**Utility Room  
9'4" (2.84m) x 5'9" (1.75m)**

Entrance door opening to rear garden, floor mounted oil fired central heating boiler, pamment tiles to floor, hot water cylinder.

**Cloakroom**

Wash basin, WC, tiles to floor, radiator.

**Stairs and Landing**

Loft access, built-in cupboard with radiator, sliding sash window to rear aspect.

**Bedroom Two  
12'0" (3.66m) x 11'11" (3.63m)**

Built-in wardrobe, sliding sash window to front aspect, wooden boards to floor.

**Bedroom Three**

