



PINFOLD LANE | NORTHWOLD

*Detached Bungalow Surround By Private Gardens*



# PINFOLD LANE | NORTHWOLD

Guide Price £350,000 Freehold

## FEATURES

- Spacious Three Bedroom Bungalow Surrounded by Established Gardens
- Set on Nearly Quarter of an Acre Plot (STS)
- Ample off road parking, single garage and workshop to the rear
- Oil Fired Central Heating
- Walking distance to the Norman COE Primary School & Sports/Social Club
- Bull Dog Barns - Cafe & Shop within easy reach
- High Lodge Thetford approximately 11.6 miles

## DESCRIPTION

Three bedroom detached bungalow set in a generous plot of nearly a quarter of an acre (sts) Extended and carefully maintained over the years offering a spacious living room, kitchen breakfast room, conservatory/utility room, shower room and separate WC. Ample off road parking on private driveway with garage with a workshop behind. Potential for further development or extension (subject to planning) Northwold village has a Primary School, Tennis & Football Club & The Bull Dog Barns Cafe & Shop. Mundford Methwold and Brandon are all within easy reach.

### Entrance Hall

Double glazed entrance door, access to loft space.

### Living/Dining Room 19'9" x 18'2" (6.04m x 5.56m)

Double glazed windows to front and side aspect, sliding patio doors with access to paved sun terrace. open fireplace with brick feature surround, hearth and polished hardwood mantles.





## ACCOMMODATION

### **Kitchen/Breakfast Room 10'4" x 11'8" (3.17m x 3.57m)**

Wide selection of wall and base units with work surfaces over incorporating stainless steel sink unit with mixer tap, integrated larder fridge and freezer; built in Bosch double oven and ceramic hob with integrated extractor over; floor mounted Camray oil fired boiler (serving central heating and domestic hot water); double glazed windows. Glazed French door leading to:-

### **Rear Conservatory/Utility Room 9'9" x 11'1" (2.99m x 3.38m)**

Double glazed windows with vertical blinds; poly-carbonate roof; French doors to rear garden; plumbing for washing machine and dishwasher;

### **Bedroom 1 9'9" x 11'6" (2.99m x 3.51m)**

Currently used as a dining room; double glazed window to front aspect.

### **Bedroom 2 10'3" x 11'5" (3.14m x 3.49m)**

Double glazed window to side aspect.

### **Bedroom 3 10'2" x 11'6" (3.12m x 3.51m)**

Double glazed window to rear aspect, built-in double wardrobe with sliding doors and further triple wardrobe cupboard.

### **Shower Room 8'3" x 5'11" (2.53m x 1.81m)**

Shower cubicle with plumbed-in shower and sliding glass screens; vanity washbasin; airing cupboard with lagged copper cylinder and immersion heater; double glazed window; chrome heated towel rail; ceramic tiled floor.

### **Separate WC**

Low level WC, double glazed window to side.

### **Outside**

Occupying a large rectangular plot which extends to nearly a quarter of an acre (subject to survey). The boundaries are established with a mixture of neat evergreen and Beech hedging. The formal gardens are generally lawned with neat beds and borders and well stocked with seasonal shrubs and bushes. A driveway provides good parking and leads to the:

### **Detached Brick Garage 15'6" x 9'4" (4.74m x 2.86m)**

Twin opening doors, light and power. Attached to the rear of the garage is the:

### **Brick Workshop 9'4" x 14'0" (2.86m x 4.28m)**

Power & Light. There is also a Lean-to blockwork store.

### **Services**

Mains Water & Electric  
Septic Tank Drainage  
Oil Fired Central Heating System



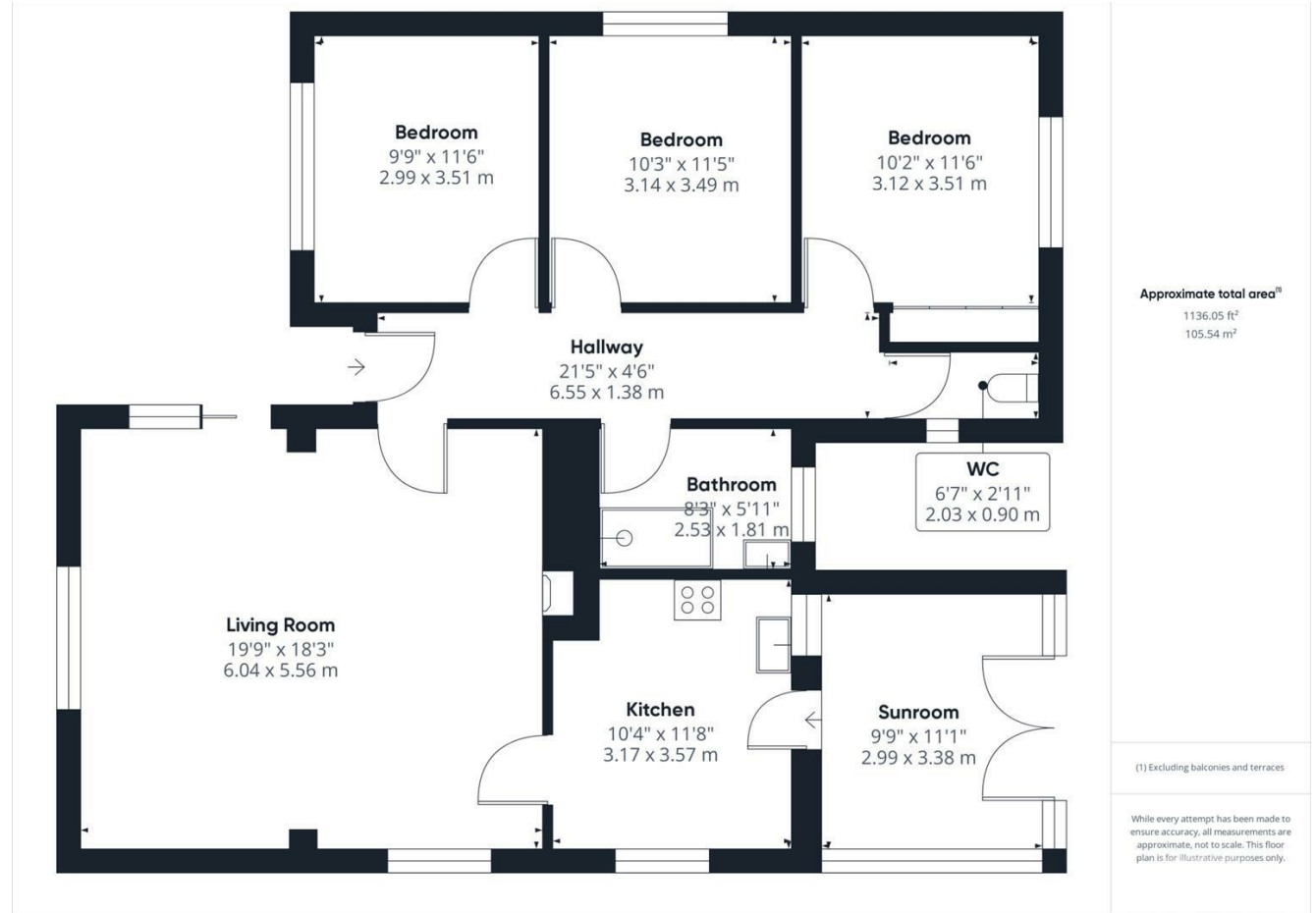












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