



Thetford Road

Northwold, IP26

Guide price £250,000

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Description

This wonderfully UNIQUE COTTAGE is located within the rural village of Northwold and enjoys a range of CHARACTER FEATURES including EXPOSED BEAMS throughout and a STUNNING FEATURE FIREPLACE.

Downstairs the house can be entered via a spacious side porch which provides ample space to remove coats and shoes, leading into the kitchen, or alternatively an entrance hall which doubles as a useful boot/ storage room and includes a cupboard beneath the stairs. There is a generous lounge which enjoys an impressive feature fireplace that houses a wood burner as well as door leading into the conservatory. The conservatory is a brick base with tiled floor, heater and insulated, with a plastered ceiling so that it can be enjoyed all year round.

There is also a separate dining room/ downstairs bedroom and fully fitted kitchen which offers a range of wall and base level units, ceramic sink, integrated fridge and freezer as well as space for a washing machine and cooker. The bathroom is accessed via the kitchen and comprises W.C, wash hand basin and bath.

Upstairs there is a superb master bedroom which extends to 16'00" and includes ample space for a dressing area with bedroom furniture. The second room is currently used as a study and measures 8'03" x 5'10".

Outside, the cottage enjoys double gated access into a large shingled driveway providing off road parking for two-three vehicles. Adjacent to the drive the property has two timber sheds plus a greenhouse, whilst the driveway itself leads to a large workshop. The workshop is insulated, with power and light connected, and includes a fitted work bench plus a separate room ideal for tool storage.

The cottage garden is also found to the front of the property, it is private and fully enclosed and is predominately laid to lawn.

There are a range of shrubs and plants plus to the corner of the garden there is a timber Summer House.

Measurements

Entrance Hall/ Boot Room - 7'07" x 4'02", plus depth of understairs cupboard

Side Porch - 15'02" x 5'10"

Lounge - 14'11" max x 13'00" max

Kitchen - 14'06" x 9'03"

Dining Room/ Downstairs Bedroom - 9'07" x 9'05"

Bathroom - 6'08" x 5'11"

Bedroom - 16'00" max x 12'00" max

Bedroom/ Study - 8'03" x 5'10"

Workshop - 23'00" max x 17'04" max

Agents Note

This property is served by Septic Tank drainage. There is also a right of access for maintenance of this property's rear wall via the neighbours rear garden.

Council Tax Band - Kings Lynn & West Norfolk, B.

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

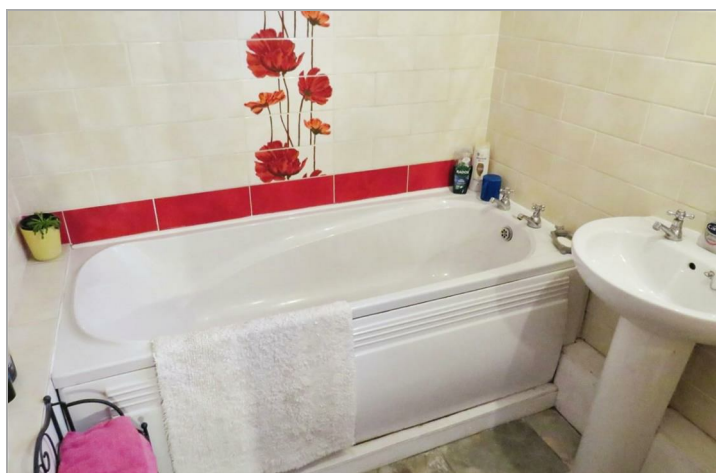
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Tel: 01842 818282

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

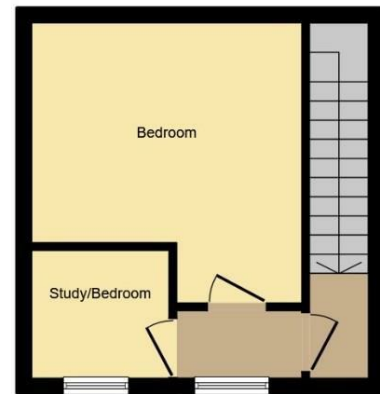
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





Ground Floor

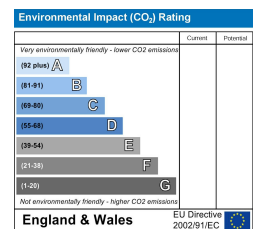
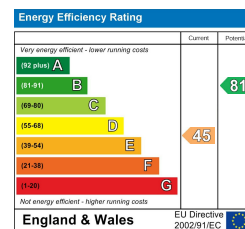


First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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