



# Stoke Road

Methwold, IP26

Price £350,000

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Methwold, Thetford, IP26

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## Description

Offered to the market with no onward chain, is this charming Victorian character home found on the outskirts of Methwold in Norfolk. The property boasts a range of spacious and versatile accommodation, as well as a double (width and depth) garage, driveway and both a rear and rooftop garden. With sealed unit UPVC windows and doors throughout, plus an LPG heating system, an internal viewing comes highly recommended. It is also worth noting that the property has been recently rewired throughout.

A small front garden is accessed via an iron gate, and leads to the main entrance. A welcoming porch and inner hall opens to the dining room on the right of the home, which in turn leads to the study. The dining room has an attractive bay window to the front aspect with a working open fire. To the left of the hall is a door in to the open plan kitchen and lounge. The lounge, like the diner, has a bay window to the front, whilst the kitchen has a window to the rear aspect. The kitchen area includes a range of fitted wall and base units with worktop over, as well as a built in eye level oven, and inset hob with extractor fitted above. There is a stainless steel sink and drainer, plus space for a washing machine, tumble dryer, dishwasher and fridge-freezer.

Beyond the inner hall, there is an additional reception room/ bedroom, with access to both a kitchen area and shower room. There are also French doors opening to the rear garden, meaning it could be accessed separately, and used as an annexe if required. This would be ideal for multi-generational living as well as overnight guests!

Once upstairs the landing opens to all four bedrooms and the family bathroom. The master bedroom enjoys a superb view of the fields to the front aspect, as well as boasting an en-suite shower room. The fourth bedroom also enjoys the field views at the front, whilst bedroom two has French doors opening to a unique rooftop garden area, laid to artificial lawn, with pleasant views beyond the rear garden. The family bathroom is

a modern suite and is fully tiled, comprising a bath with shower over, W.C, wash hand basin and heated towel rails.

An adjacent driveway leads to the double garage and shingled parking/ turning area, whilst the rear garden is a blank canvas, ready for the new buyers to be creative with. There is also a decked courtyard garden ideal for a table and chairs, and entertaining family or friends.

## Measurements

Entrance Porch & Inner Hall

Dining Room - 13' 6" x 13' 4"

Study - 12' 11" x 10' 11"

Kitchen - 14' 2" x 9' 8"

Lounge - 14' 2" x 13' 10"

Cloakroom

Additional Reception/ Bedroom - 26' x 12' 5" max

Shower Room - 6' 2" x 5' 10"

Kitchen - 7' 10" x 5' 11"

Stairs to first floor landing

Bedroom 1 - 14' 1" max x 13' 11" max

En-Suite - 8' 9" x 3' 7"

Bedroom 2 - 12' 6" x 11' 3"

Bedroom 3 - 14' 4" max x 10' 3"

Bedroom 4 - 12' 8" x 10' 5" plus door recess

Bathroom - 9' 6" x 5' 6" max

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

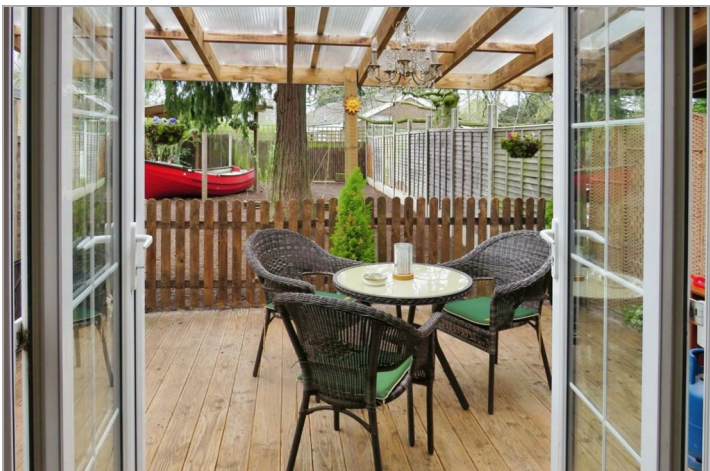
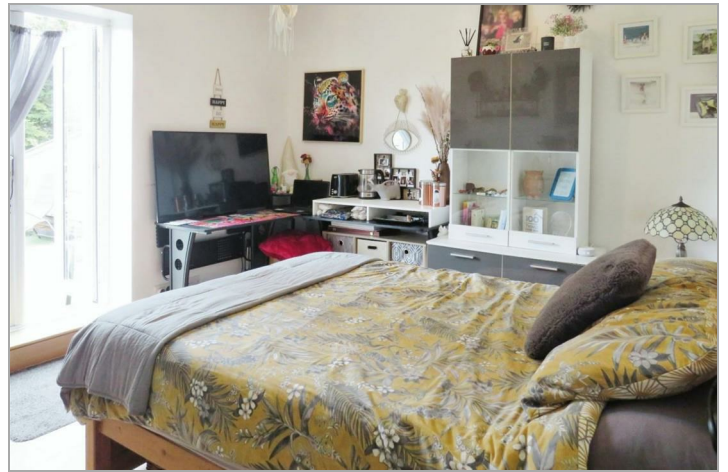
Council Tax band - E

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.

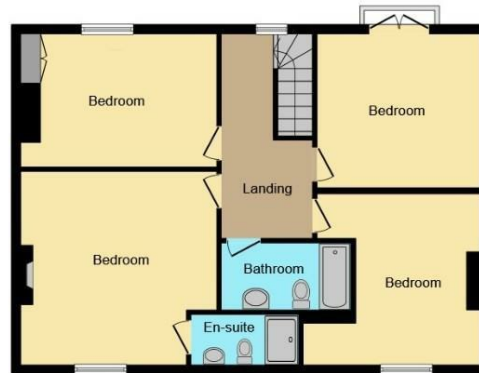
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation.

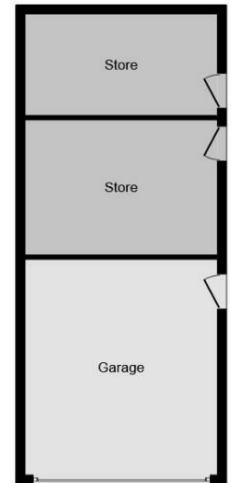




Ground Floor



First Floor

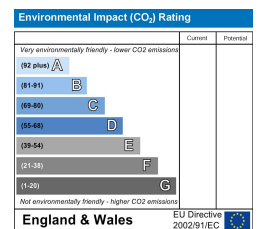
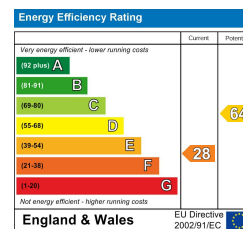


Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## 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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