



Gravel Pit Lane

West Tofts, IP26

Price £350,000

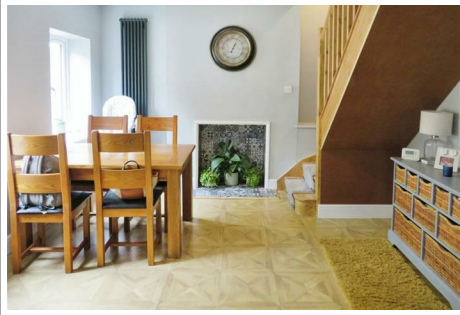
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Price £350,000



Description

This SUPERB CHARACTER HOME is located within the RURAL Norfolk village of West Tofts and benefits from CONTEMPORARY LIVING ACCOMMODATION upon a GENEROUS PLOT. The house has been thoughtfully updated and modernized by the current owners to create a fantastic FAMILY HOME!

Downstairs the house comprises a welcoming entrance hall with ample space to remove coats and shoes, in addition to a cloakroom W.C with wash hand basin which also houses a wall mounted gas boiler. The house enjoys three reception rooms including a lounge with a stunning wood burner which makes a superb feature of this family room, a dining room and a separate sitting room/ home office which features attractive exposed flint and brickwork.

The downstairs accommodation is concluded by a contemporary kitchen which offers a range of wall and base level units, 1.5 bowl butler sink and further space for a fridge freezer, washing machine, dishwasher and cooker with extractor hood over.

Upstairs there are three double bedrooms, the second of which includes a built in storage cupboard and loft access hatch. There is also a commodious family bathroom which benefits from a W.C, wash hand basin, bath and separate shower cubicle.

Outside the property offers ample off street parking space within a generous plot which includes multiple outbuildings. There is a useful timber garage/ storage shed in addition to large kennels and a brick built storage space. There is also a hard standing concrete base which would be ideal for housing another outbuilding if required. The Flo-Gas heating bulk tank is located within the grounds to the front of the property.

West Tofts is a small, rural village located between the nearby market towns of Brandon and Thetford, both of which offer a

good range of amenities. Surrounded by the popular Thetford Forest, this is an ideal location for any keen dog walkers, runners, cyclists, wildlife enthusiasts or general outdoor explorers!

Measurements

Entrance Hall - 8'03" x 2'10"

Cloakroom W.C - 7'09" x 5'06"

Lounge - 14'01" max x 12'10" max

Dining Room - 14'02" max x 11'11" max

Sitting Room - 13'02" x 7'09"

Kitchen - 12'04" max x 7'04" max

Bedroom - 14'02" max x 12'10" max

Bedroom - 14'01" max x 8'05" max

Bedroom - 13'01" x 7'09"

Family Bathroom - 11'07" max x 7'09" max

Agents Note

This property is not connected to mains gas, water or drainage. There is a bottled gas Flo-Gas heating system, cess pit and water supply from the nearby military base via Severn Trent.

Council Tax Band - C

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

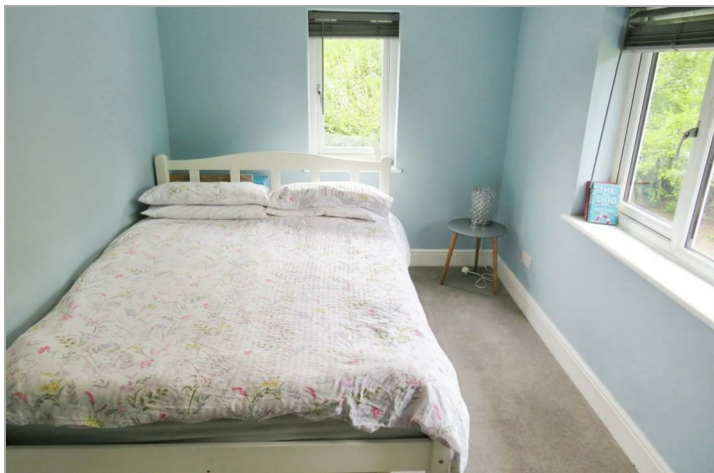
Tel: 01842 818282

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.

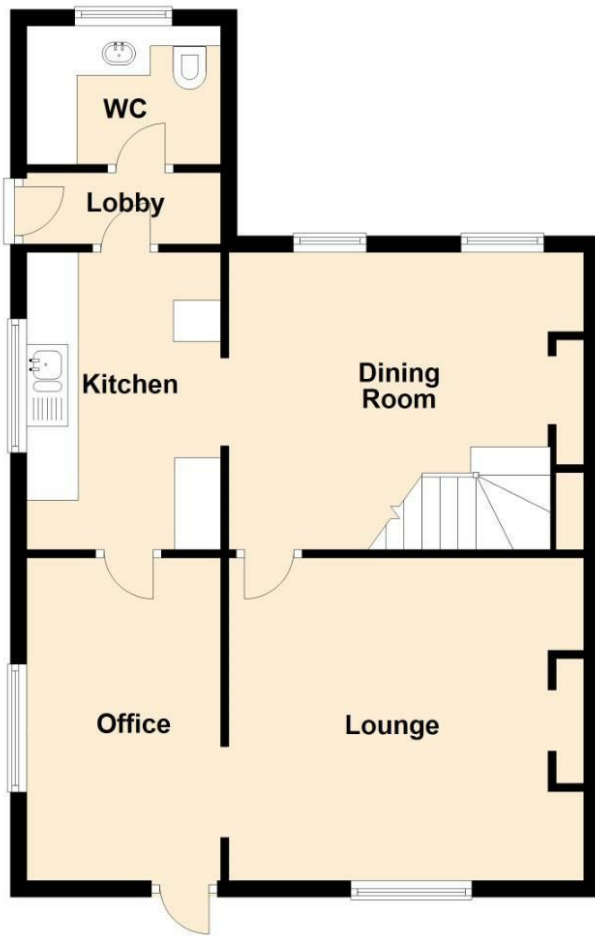
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

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



Viewing

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-104)	B		
(85-89)	C		
(75-84)	D		
(69-74)	E		
(55-68)	F		
(1-54)	G		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			

England & Wales EU Directive 2002/91/EC

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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