



West End

Northwold, IP26

Price £400,000

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Northwold, Thetford, IP26

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Description

Molyneux Estate Agents are extremely excited to offer this stunning four/ five bedroom cottage found in the rural village of Northwold, in Norfolk. Located in a non-estate position, this charming property is bursting with character throughout, to include exposed beams and brick walls, open fireplaces and more. There is off street parking, as well the attractive enclosed rear garden. The property is served by an oil fired central heating system, and is wonderfully presented, with a superb blend of older features and modern living.

The accommodation is found over two floors, with the ground-floor comprising of the lounge, dining room, kitchen, conservatory and family bathroom, plus five bedrooms, with the master enjoying an en-suite bathroom.

The lounge and dining room both have attractive open fireplaces, with multi-fuel burners in situ. The lounge has two windows to the front aspect allowing for lots of natural light, whilst the dining room has both a window to the front, as well as the front entrance door. The kitchen includes a range of fitted wall and base units with worktop over, with an inset ceramic sink and drainer. There is an integrated dishwasher, as well as space for a cooker, washing machine, tumble dryer and fridge-freezer. There is a useful breakfast bar, plus a window above the sink looking out to the rear garden. The kitchen opens to the conservatory, which is a generous size, and has French doors opening out to the rear garden.

The family bathroom is found between the lounge and kitchen, and is a modern suite, comprising a panelled bath with shower over, W.C, wash hand basin and heated towel rail. There is a window to the rear aspect, plus the oil fired boiler. There are three ground-floor bedrooms, with the first leading to an inner hall which opens to the other two. All three bedrooms would fit a double bed, and all have windows to the rear aspect of the home.

Upstairs there are two large bedrooms, the master has a

window to the front aspect, plus a stunning en-suite bathroom. With a clawfoot bath, W.C and wash hand basin, plus window to rear. The second bedroom has dual aspect windows to both the front and rear, plus a built in wardrobe and storage cupboard.

The rear garden is another great feature of this lovely cottage. As well as the French doors in the conservatory, a side gate from the front also opens to the rear garden. The garden is predominantly laid to lawn with a floral border, plus two patio areas ideal for dining and entertaining friends and family. There is also a timber shed/ workshop, a further shingled area, plus a fenced in enclosure with picket gate opening for access in to the owners chicken run.

An internal viewing of this wonderful home comes highly recommended! Contact Molyneux Estate Agents of Brandon to arrange.

Measurements

Dining Room - 14' 2" x 12' 7"

Lounge - 14' 2" x 13' 1"

Bathroom - 11' 4" x 5' 2"

Kitchen - 19' 1" x 10' 1"

Conservatory - 15' 2" x 11' 9"

Ground-floor Bedroom - 11' 5" x 8' 5"

Ground-floor Bedroom - 11' 10" x 7' 11"

Ground-floor Bedroom - 11' 5" x 8' 4" plus door recess

Stairs to first floor

Master Bedroom - 17' 1" max x 14' 9" max

Tel: 01842 818282

En-Suite - 9' 10" x 4' 9"

Second Bedroom - 14' 5" x 13' 10" max

Council Tax Band - D

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.

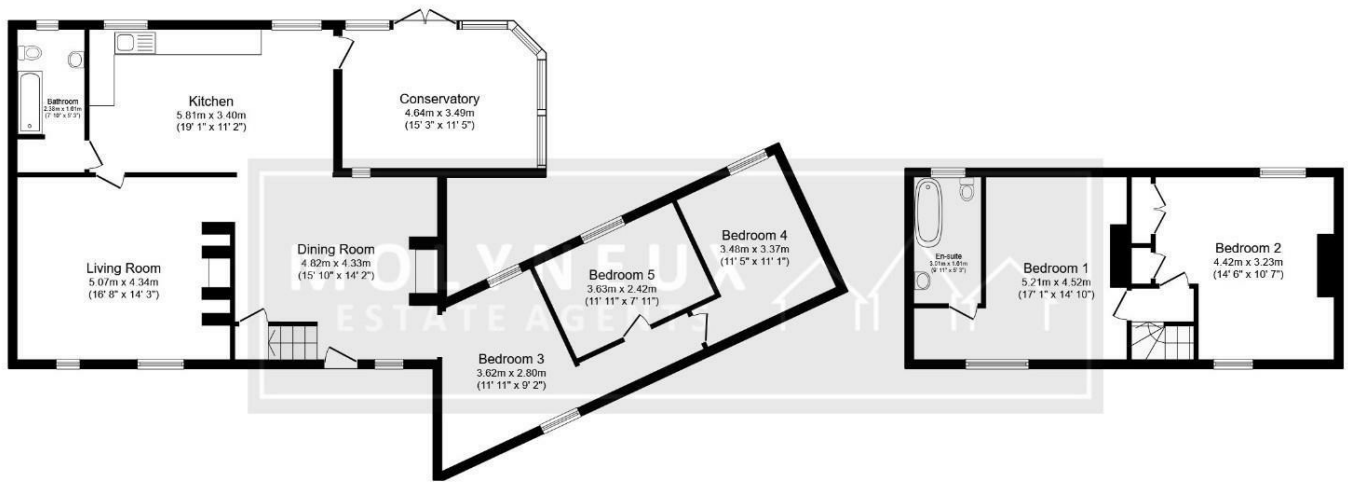
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

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





Ground Floor
Floor area 119.2 m² (1,283 sq.ft.)

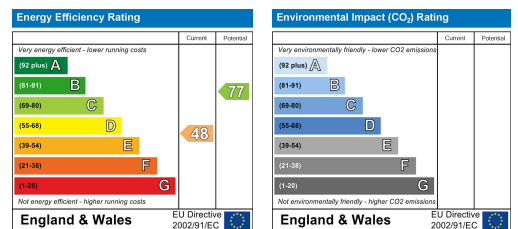
First Floor
Floor area 43.3 m² (467 sq.ft.)

TOTAL: 162.6 m² (1,750 sq.ft.)

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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