



Hythe Road

Methwold, IP26

Offers over £300,000

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Methwold, Thetford, IP26

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Description

Located within the popular village of Methwold this STUNNING COTTAGE dates back to the 17th Century and enjoys numerous CHARACTER FEATURES throughout including INGLENOOK FIREPLACES and EXPOSED BEAMS AND TIMBER.

Downstairs the house comprises a welcoming entrance which opens into the dining room, with a gate latch door leading to the living room. The living room and dining room enjoy inglenook fireplaces with pamment hearth and raised multi fuel stove, exposed beams to ceiling, ceramic tiled flooring as well as TV and telephone points. There is also a door leading from the lounge to a small courtyard, with patio and artificial grass as well as the outdoor boiler, in addition to another gate latch door into the kitchen/ breakfast room.

The kitchen breakfast room offers a range of wall and base level units with undercounter lighting, ceramic inset sink unit and mixer tap, freestanding washing machine and dishwasher, vented tumble drier, electric range style cooker, fitted splashback and extractor hood over. The kitchen also benefits from exposed beams and brick features. In addition there is a downstairs cloakroom with W.C and vanity storage unit with circular inset wash hand basin.

The property benefits from five bedrooms which includes a downstairs bedroom with television point, as well as an EN SUITE wet room to the master bedroom which includes W.C, electric shower, wash hand basin and heated towel radiator. There is also a FAMILY BATHROOM which comprises a modern white suite with central claw foot bath, overhead shower, pedestal wash hand basin and W.C.

The accommodation is concluded with a single garage which is currently split into a fitness suite and storage room and it is worth noting the neighbours accommodation is situated above.

Outside there is a brick weave driveway in front of the garage

providing off street parking whilst the front of the property is enclosed by wrought iron railings and a central gate which leads to the front door, with gravelled garden to either side.

There is a second courtyard style garden, accessed via the rear hall, with flint wall, wooden fence, oil storage tank, outside lighting and artificial grass as well as patio area for seating/ entertaining. There is a gate which leads to the driveway parking area behind.

The village of Methwold is located approx 7 miles from Brandon, 15 miles from Thetford and 12 miles from Downham Market which benefits from a train station to Ely, Cambridge and London Kings Cross.

Agents Note

Council Tax Statement - Kings Lynn And West Norfolk, D.

This property is served by a Septic Tank (emptied April 2025) which is shared with the neighbouring property, and located within the neighbours boundary.

There is a shared access leading to the driveway at the rear of the property.

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.

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.

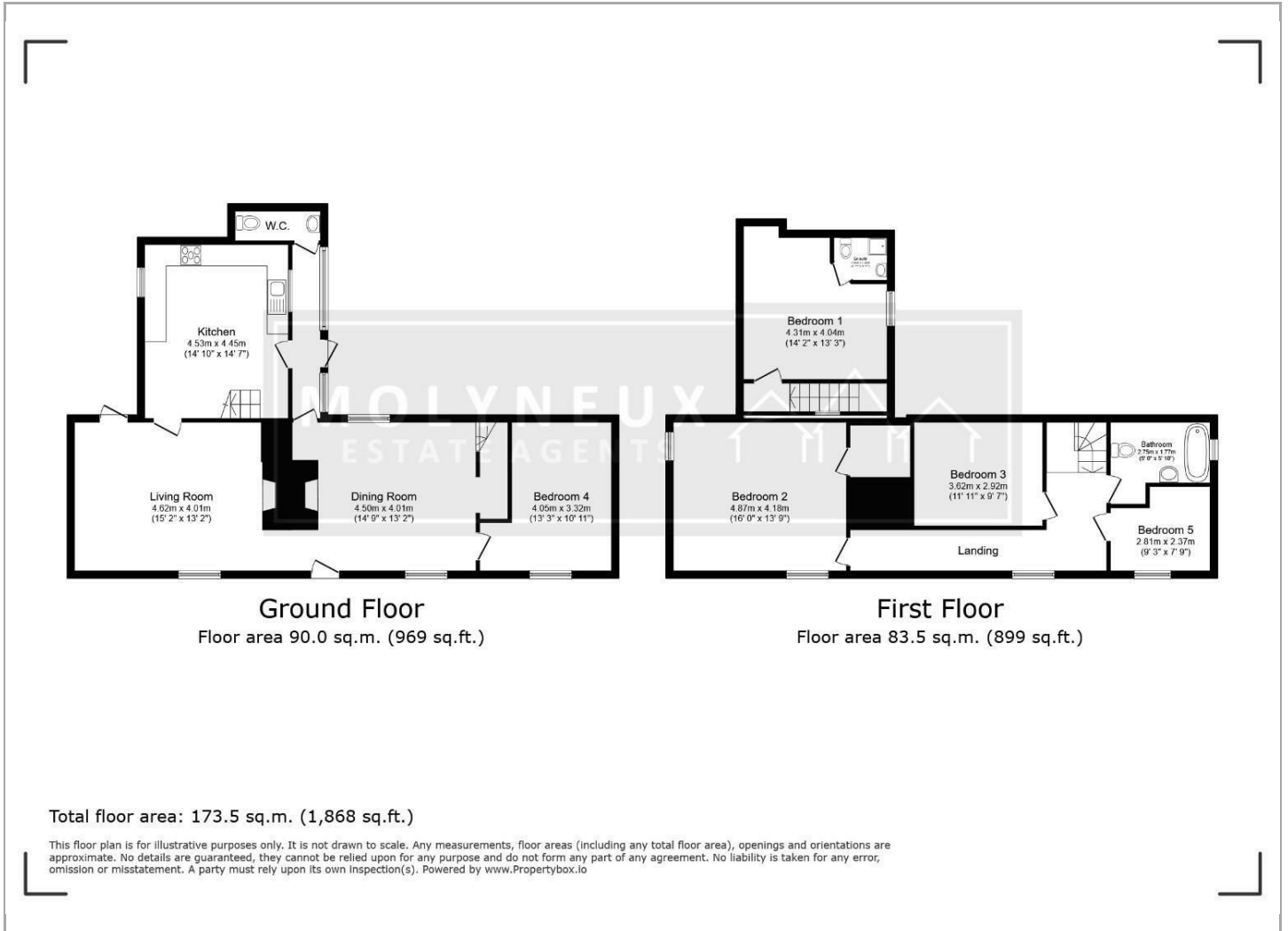
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by

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separate negotiation. Please contact the agent with regards to this.

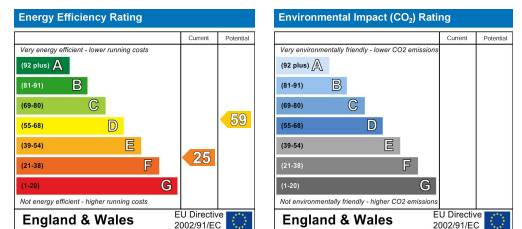
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





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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