



**West Tofts Road, Lynford, Thetford, IP26 5DY**

**welcome to**

## **West Tofts Road, Lynford, Thetford**

In an idyllic location within the Thetford Forest, this rarely available style of property is bound to delight! Offering an abundance of charm and character throughout, enviable gardens, outbuildings, three good sized bedrooms, a feature woodburner and Aga, viewing is absolutely essential!

### **Summary**

Found nestled in an idyllic location within the Thetford Forest, you'll no doubt fall in love with this charming and characterful three bedroom semi-detached cottage. Being within easy access to a wide range of amenities, including a wide range of dog walks through the forest, Lynford Lakes and Arboretum and the popular Lynford Hall whilst also being within an easy commute to the local, popular market towns of Brandon, Downham Market, Thetford and Swaffham, the location of this home is very desirable!

Sitting on a great sized plot with wonderful gardens that has been meticulously loved and cared for by the current owner, there is plenty of space to soak up the ambience and unwind in the warmer summer months. And, with an array of outbuildings and plenty of off road parking, there is practicality on offer too!

Inside, the charm continues and the accommodation expands out to offer a welcoming and cosy living room, with a feature woodburner to really add to the cosy and characterful atmosphere, a handy downstairs utility/cloak room, well equipped kitchen with an Aga and a separate conventional oven, a conservatory, providing gorgeous panoramic views of the gardens and a further sun room, which could be utilised to suit a myriad of uses, downstairs. Upstairs, you will find three sizeable bedrooms, with plenty of integrated storage, and an accessible shower room.

All in all, the space on offer here, both inside and out, is truly enviable and simply must be viewed!

### **The Accommodation**

Entrance door to:

#### **Living Room**

20' 4" max. x 13' max. ( 6.20m max. x 3.96m max. )  
With feature logburner inset into a fireplace, access to the Porch, two double glazed windows to side and two radiators.

#### **Kitchen**

19' 2" max. x 5' 6" max. ( 5.84m max. x 1.68m max. )  
With a range of units at wall and base level with worktop over, electric oven with electric hob over, Aga, sink unit with stainless steel mixer taps over, space for fridge/freezer, double glazed window to front and radiator.

#### **Utility Room / W.C**

7' 3" x 8' ( 2.21m x 2.44m )  
With W.C, sink unit with stainless steel mixer taps over, a range of units at wall and base level with worktop over, space and plumbing for washing machine, space for tumble dryer and double glazed window to rear.

#### **Sun Room**

11' 3" x 10' 1" ( 3.43m x 3.07m )  
With double glazed doors to front, double glazed wooden windows and electric radiator.

#### **Conservatory**

7' 5" x 10' ( 2.26m x 3.05m )  
Being of double glazed UPVC construction with double glazed doors to rear.

#### **First Floor Landing**

With double glazed window to front and radiator.





### **Bedroom One**

13' 1" x 9' 3" ( 3.99m x 2.82m )

With built in cupboard, double glazed window to side and radiator.

### **Bedroom Two**

9' 9" max. x 9' 5" max. ( 2.97m max. x 2.87m max. )

With double glazed window to front and radiator.

### **Bedroom Three**

7' 7" x 9' 4" ( 2.31m x 2.84m )

With double glazed window to rear and radiator.

### **Shower Room**

With W.C, wash hand basin with stainless steel mixer taps over, walk in shower cubicle with electric shower attachment over, double glazed window to rear and heated towel rail.

### **Outside**

Sitting on a stunning corner plot, there are picturesque gardens to the front, side and rear of the property, all largely laid to lawn with a range of shrub and floral beds throughout.

### **Double Garage**

18' 5" x 18' 1" ( 5.61m x 5.51m )

With power and light connected, door to side and two windows to rear.



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welcome to

## West Tofts Road, Lynford, Thetford

- Character Cottage
- Three Good Sized Bedrooms
- An Abundance of Charm Throughout
- Idyllic Rural Location
- Lovingly Cared for Both Inside and Out
- Stunning Gardens
- Plenty of Outbuildings and Off Road Parking
- Versatile Living Space with Downstairs W.C
- Oil Fired Central Heating

Tenure: Freehold EPC Rating: Awaited

Offers in Excess of

**£375,000**

### directions to this property:

From the William H Brown office on Brandon's High Street, proceed towards the train line and, once over the crossing, keep right onto the A1065. Follow the length of this road, into Mundford and, at the roundabout, take the third exit onto the A134. Take the first left onto West Tofts Road and proceed, where you will find the property.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:  
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 william h brown



**01842 811058**



Brandon@williamhbrown.co.uk



18-20 High Street, BRANDON, Suffolk, IP27 0AQ



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