



**Little London Lane, Northwold, Thetford, IP26 5NH**



**welcome to**

## **Little London Lane, Northwold, Thetford**

In a gorgeous SEMI-RURAL LOCATION, this expansive family home is truly spectacular! With CHARACTER FEATURES being cleverly retained throughout, a country style kitchen with adjoining UTILITY ROOM, ground floor shower room & first floor bathroom, cosy lounge plus a STUDY & a STUNNING PLOT to boot!

### **Summary**

Nestled down a charming country lane towards the edge of the peaceful and extremely sought after Norfolk village of Northwold, which has easy access to the local market towns of Brandon and Downham Market, both of which offer a wide range of amenities, including main train lines with direct links to Norwich, Cambridge and London King's Cross, is this lovely and spacious detached family home, which has masses of kerb appeal.

The property initially offers a great sized frontage with an in and out driveway with space for multiple cars and lapsed planning for a double garage, meaning the space can easily be adapted to suit needs right from the off! And, with the expansive rear garden, there is huge scope there too!

Stepping in through the oak porch, you'll immediately notice the sense of charm and character that this property holds through the cleverly retained character features and, initially, there is a sizable sitting room with a gorgeous brick fireplace, which even has provisions for a log burner and a separate study, which could easily serve as such or as a home office or even fourth bedroom, if required. Further from this, the country style kitchen/breakfast room offers plenty of storage and provides a great place for hosting leads to a separate utility room and ground floor shower room.

Upstairs, there are three good sized bedrooms, with a master en-suite W.C and a four-piece family bathroom, which is great for a young or growing family!

### **The Accommodation**

Entrance door to:

#### **Sitting Room**

With a feature fireplace with provisions for a log burner and door and window to front.

#### **Study**

8' 2" x 14' 4" max. ( 2.49m x 4.37m max. )

With window to front and stable door leading out to the rear garden.

#### **Kitchen / Breakfast Room**

17' 11" max. x 14' 1" max. ( 5.46m max. x 4.29m max. )

With a range of fitted wall and base units at work surface over, sink unit with mixer tap over, space and point for range cooker, space for fridge/freezer, built in pantry with feature old bread oven, solid oak staircase to the first floor landing, dual aspect windows to both the front and rear and door leading out to the rear garden.

#### **Utility Room**

3' 9" x 14' 4" ( 1.14m x 4.37m )

With space and plumbing for washing machine, space for tumble dryer, large built in boiler cupboard, window to front, stable door leading out to the rear garden and door to:

#### **Ground Floor Shower Room**

With W.C, wash hand basin with taps over, shower cubicle with shower attachment over and window to side.





## First Floor Landing

### Master Bedroom

14' 7" max. x 14' 4" ( 4.45m max. x 4.37m )

With dual aspect windows to both the front and rear.

### Master En-Suite

With W.C and wash hand basin.

### Bedroom Two

14' 10" x 8' 8" ( 4.52m x 2.64m )

With access to the loft space and window to rear.

### Bedroom Three

11' 7" x 5' 3" ( 3.53m x 1.60m )

With window to front.

### Bathroom

With W.C, wash hand basin with taps over, bath unit, shower cubicle with shower attachment over, which is in the process of being fitted, window to rear and heated towel rail.

## Outside

### Front Garden

To the front of the property, there is a large frontage, which is largely laid to lawn with a shingled in and out driveway, providing plenty of off road parking space, and a low retaining brick wall.

### Rear Garden

To the rear, the garden is also largely laid to lawn with an external boiler, external oil tank, new treatment plant, timber workshop to the side and two garden sheds.



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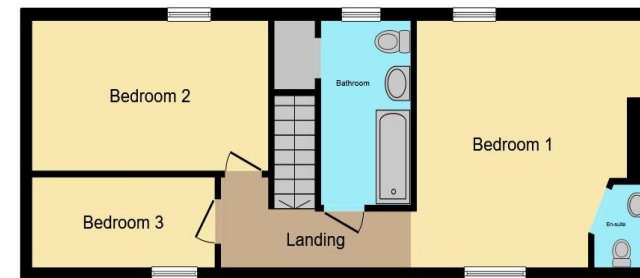
- Expansive Detached Family Home
- Character Properties Cleverly Retained Throughout
- Ground Floor Shower Room & First Floor Four-Piece Bath
- Previous Planning for Double Garage
- Three Bedrooms
- Country Style Kitchen/Breakfast Room with Utility Room
- Larger than Average Plot with In & Out Driveway to Front
- Stunning Edge of Village Rural Location

Tenure: Freehold EPC Rating: E

**£475,000**



Ground Floor



First Floor

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

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