



Vicarage Road, Foulden, Thetford, IP26 5AB

welcome to

Vicarage Road, Foulde, Thetford

Found in the CHARMING VILLAGE OF FOULDEN is this DETACHED FIVE BEDROOM RESIDENCE. With CHARM AND CHARACTER THROUGHOUT, the accommodation is EXPANSIVE YET VERSATILE and offers the perfect space for a family of any size! An internal viewing is a MUST!

The Accommodation

Entrance door to:

Entrance Hall

5' 10" x 7' 2" (1.78m x 2.18m)

With door to front, sealed unit UPVC windows to either side and French doors to:

Reception Hall

9' 4" x 11' 3" (2.84m x 3.43m)

With a feature fireplace, exposed beams to the walls and ceiling, stairs to first floor landing and radiator.

Study

9' 6" x 12' 1" (2.90m x 3.68m)

With sealed unit UPVC windows to front and rear and radiator.

Tv Room

13' 3" max. x 17' max. (4.04m max. x 5.18m max.)

With exposed beams to walls and ceilings, feature woodburner in brick hearth, sealed unit UPVC window to rear and side, wall lights and radiator.

Sitting Room

16' 11" x 18' 1" (5.16m x 5.51m)

With exposed beams to the walls and ceilings, feature woodburner, two sealed unit UPVC windows to front and radiator.

Conservatory

13' 9" max. x 14' 11" max. (4.19m max. x 4.55m max.)

Being of brick and sealed unit UPVC construction, with wall lights, double sealed unit UPVC doors to rear garden, wall lights and radiator.

Rear Hallway

With stairs to first floor landing, built in shelved storage cupboard, exposed beams to walls and ceiling, an area for coats, sealed unit UPVC window

to rear, door to shower room and sealed unit UPVC door to rear garden.

Shower Room

9' 2" x 6' 1" (2.79m x 1.85m)

With close coupled W.C, pedestal wash hand basin, shower cubicle with electric shower over, shaver point, sealed unit UPVC windows to the front and side and radiator.

Kitchen

17' 3" x 12' 1" (5.26m x 3.68m)

With inset ceramic Butler style sink with cupboards below and rolled edge work surface over, additional cupboards and drawers also with rolled edge work surface over, a range of eye level units with concealed lighting below, oil fired Aga range cooker, exposed beams to walls and ceiling, sealed unit UPVC window to rear and one original window to rear.

Utility Room / Summer Kitchen

12' 4" x 9' 10" (3.76m x 3.00m)

With inset single drainer stainless steel sink unit with cupboards below and rolled edge work surface over, additional cupboards and drawers also with rolled edge work surface over, space and point for electric cooker, space and plumbing for washing machine, space for tumble dryer, floor mounted oil fired boiler, sealed unit UPVC window to front and side, door to front and access to loft space.

Dining Room

17' 1" x 7' 9" min. (5.21m x 2.36m min.)

With exposed red brick, double sealed unit UPVC doors to rear garden, sealed unit UPVC window to front, wall lights and two radiators.





First Floor Landing

With sealed unit UPVC window to front and exposed beams to walls.

Bedroom One

17' 7" max. x 12' 9" max. (5.36m max. x 3.89m max.)

With a range of fitted wardrobes, original window to rear and radiator.

En-Suite Shower Room

With close coupled W.C, pedestal wash hand basin, shower cubicle with electric shower over, shaver point, sealed unit UPVC window to rear and radiator.

Bedroom Two

13' 7" max. x 13' 6" max. (4.14m max. x 4.11m max.)

With walk-in built in storage cupboard with sealed unit UPVC window to rear, sealed unit UPVC window to rear, plastered ceiling and radiator.

Bedroom Three

13' 1" max. x 10' 6" max. (3.99m max. x 3.20m max.)

With sealed unit UPVC window to front, plastered ceiling and radiator.

Bedroom Four

13' 2" max. x 9' 6" max. (4.01m max. x 2.90m max.)

With sealed unit UPVC window to front and radiator.

Bedroom Five

12' 5" x 10' 8" (3.78m x 3.25m)

With dual aspect sealed unit UPVC windows to the front and side, exposed beams to walls, plastered ceiling and radiator.

Bathroom

8' 2" x 6' 11" (2.49m x 2.11m)

With close coupled W.C, pedestal wash hand basin, panelled bath, built in airing cupboard housing hot water tank, immersion heater and a storage area, sealed unit UPVC window to rear and heated towel rail.

Inner Rear Landing

With exposed beams to walls, two sealed unit UPVC windows to rear, sealed unit UPVC window to side and radiator.

Bathroom

10' 5" x 7' 5" (3.17m x 2.26m)

With close coupled W.C, inset wash hand basin with cupboard and storage below, corner panelled bath, sealed unit UPVC window to front, built in airing cupboard housing hot water tank and immersion heater and plastered ceiling.

Loft Room

12' 7" x 8' 10" (3.84m x 2.69m)

With access to the loft space, which is insulated and has light and radiator.

Outside Front Garden

To the front of the property is an in and out driveway which is set behind a set of double electric gates and a front lawn with an array of well stocked flower beds.

Further Front Garden

Further to the lawned garden at the front, there is another enclosed garden which is also laid to lawn with various shrub borders, a paved courtyard and outside lights.

Double Garage

15' 10" x 18' 4" (4.83m x 5.59m)

With two up and over metal doors, power and light connected and window to side.

Workshop

7' 10" x 37' 10" (2.39m x 11.53m)

Housing the oil tank.

Rear Garden

To the rear of the property is a garden which is mainly laid to lawn with a full length paved patio, a raised ornamental pond with a water feature, a vegetable plot, a greenhouse and lots of shrubs and floral beds throughout.



check out more properties at williamhbrown.co.uk



welcome to

Vicarage Road, Foulde, Thetford

- Five Good Sized Bedrooms
- Expansive, Detached Residence
- Bursting with Charm and Character Throughout
- An Old Rectory Dating Back to the 15th Century
- Flexible Two-Storey Accommodation
- Detached Double Garage & Outbuildings
- Stunning Field Views to the Rear
- Charming, Sought After Village Location

Tenure: Freehold EPC Rating: E

offers in excess of

£600,000

directions to this property:

From the William H Brown office on Brandon's High Street, proceed along the High Street and out of Brandon, crossing the train line. Continue onto the A1065. Follow the road into the village of Mundford, taking the first left at the roundabout onto the A134. Continue through the village of Cranwich and take the first right. Follow this road and take a left onto Vicarage Road, where you will find the property on the right hand side of the road.



Attic Floor

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.

check out more properties at williamhbrown.co.uk



Property Ref:
BRD108087 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01842 811058



Brandon@williamhbrown.co.uk



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



williamhbrown.co.uk

