



Cross Lane, Northwold, Thetford, IP26 5LZ

welcome to

Cross Lane, Northwold, Thetford

A spacious three-bed detached home down a quiet private lane in sought-after Northwold! Offering multiple reception rooms, mature gardens, garage/workshop & easy access to rail links and market towns, viewing is absolutely essential!

Summary

Set along a quiet private lane in the highly regarded village of Northwold, this expansive detached home offers a rare opportunity to enjoy peaceful rural living with exceptional space and versatility.

Northwold itself is steeped in character and community charm, making it a firm favourite among both homemovers and investors alike. Well connected yet beautifully tranquil, the village sits within easy reach of Brandon and Downham Market, with mainline train services to Cambridge, Norwich and London King's Cross-ideal for commuters seeking a village retreat.

Occupying a generous and private plot, the property is enveloped by mature gardens and has been lovingly maintained by the current owners. Inside, the layout flows seamlessly and provides multiple reception rooms, perfect for both relaxed family life and entertaining. A welcoming entrance hall leads to a bright dual-aspect living room, a formal dining room, a well-equipped kitchen, and an adjoining utility room and cloakroom. A separate reading room offers further flexible space for a home office, gym or studio.

Upstairs are three bedrooms, a separate study, and a family bathroom. The principal bedroom also benefits from ample built-in storage.

Outside, the mature rear garden is a haven for gardeners and families alike. A large garage/workshop and potential garden office provide scope for those working from home or running a small business.

The Accommodation

Entrance door to:

Entrance Hall

With door to front, stairs to the first floor landing, window to side and radiator.

Living Room

11' 11" x 12' 10" (3.63m x 3.91m)

With feature multi-fuel burner, window to front and radiator.

Sitting Room

14' x 8' 6" (4.27m x 2.59m)

Dining Room

11' 5" x 12' 5" (3.48m x 3.78m)

With window to front, door to side and step down to:

Kitchen

14' 1" x 7' 10" (4.29m x 2.39m)

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap and drainer over, space and point for range style cooker, built in pantry, window to side and radiator.

Utility Room

11' 3" x 6' 10" (3.43m x 2.08m)

With floor mounted boiler, inset sink unit with mixer tap and drainer over, space and plumbing for washing machine, door leading out to the rear garden, radiator and door to:

Downstairs Cloakroom

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





Reading Room

11' 6" max. x 14' 7" max. (3.51m max. x 4.45m max.)
With window to front, two skylights and radiator.

First Floor Landing

With a feature seating area, built in airing cupboard and window to rear.

Master Bedroom

12' x 13' (3.66m x 3.96m)
With walk-in wardrobe and storage cupboard, window to front and radiator.

Bedroom Two

11' 9" x 12' 7" max. (3.58m x 3.84m max.)
With access to the loft space, window to front and radiator.

Bedroom Three

14' 11" x 6' 10" (4.55m x 2.08m)
With window to rear and radiator.

Study

9' 3" x 6' 6" (2.82m x 1.98m)
With window to side and radiator.

Bathroom

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

Outside

The property is approached via a quiet lane with fields to the front.

There is long driveway which provides parking for multiple vehicles, including a caravan plus a turning area. There is access to a large garage which could be utilised as a workshop too.

The plot is private and well established to provide different areas of enjoyment, mature plants and shrubs plus a privacy hedge.



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Cross Lane, Northwold, Thetford

- Delightful Village Setting
- Fields to the Front Aspect
- Detached Characterful Home
- Three Bedrooms & Three Reception Areas
- Utility Room & Guest Cloakroom
- Lovely, Private Plot with a Long Driveway
- Large Garage/Workshop
- Solar Panels & Oil Fired Heating

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

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