



**Claytie Cottage, Cranworth, Thetford, IP25 7SH**



**welcome to**

## **Claytie Cottage, Cranworth, Thetford**

A charming 6-bed period cottage set in a peaceful Norfolk village surrounded by natural beauty. Offering spacious, versatile living with multiple reception rooms, 2 bathrooms, further shower room, kitchen, utility, more than generous garden, meadow views, ample parking, carport & no onward chain!



## The Accommodation

Double glazed external entrance door opening to;

### Entrance Hall

Fitted carpet flooring, stairs rising to first floor landing, door opening to reception room and further door opening to;

### Dining Room

16' 4" x 12' 2" ( 4.98m x 3.71m )

Fitted carpet flooring, exposed beam, radiator, double glazed window to front aspect, door opening to the lounge and opening to;

### Conservatory

10' 2" x 9' 3" ( 3.10m x 2.82m )

Brick and UPVC build with double glazed windows surrounding, concrete flooring and double glazed patio doors opening to the side aspect.

### Lounge

26' 7" x 19' 11" ( 8.10m x 6.07m )

Triple aspect room with fitted carpet flooring, further staircase rising to first floor landing, two radiators, double glazed windows to side and rear aspects, double glazed patio doors to both side aspects, doors opening to the bathroom, kitchen and opening to;

### Side Porch/Study

8' 9" x 7' 3" ( 2.67m x 2.21m )

Fitted carpet flooring, radiator, dual aspect double glazed windows to side and rear aspects, and double glazed external door opening to the side aspect.

### Bathroom Suite

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath with electric shower, part tiled walls, tiled flooring, radiator and double glazed obscure glass window to side aspect.

### Kitchen

13' 8" x 7' 3" ( 4.17m x 2.21m )

A range of wall and floor mounted base units with complementary wooden worktops over, inset stainless steel sink with mixer tap, tiled splashbacks, built-in electric eye-level oven, inset electric hob with extractor hood, tiled flooring, double glazed window to rear aspect, door opening to reception rooms and further door opening to;



## Utility Room

7' 3" x 5' 8" ( 2.21m x 1.73m )

Tiled effect flooring, boiler, double glazed window to rear aspect and door opening to the carport.

## Reception Room

16' 10" x 16' ( 5.13m x 4.88m )

Fitted carpet flooring, open fireplace, exposed beams, radiator and dual aspect double glazed windows to front and side aspects.

## First Floor Landing - 1

Wooden flooring, window to front aspect and doors opening to bedroom 3, 4, 6 and the bathroom suite.

## Bedroom 3

15' 10" x 8' 8" ( 4.83m x 2.64m )

Fitted carpet flooring, radiator, double glazed window to front aspect and door opening to;

## Bedroom 4

15' 10" x 7' 8" ( 4.83m x 2.34m )

Wooden flooring, built-in storage cupboards, radiator and double glazed window to side aspect.

## Bedroom 6

9' 3" x 7' 11" ( 2.82m x 2.41m )

Fitted carpet flooring, radiator and dual aspect double glazed windows to front and side aspects.

## Bathroom Suite

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, panelled bath, fitted carpet flooring, feature fireplace, built-in storage cupboard, radiator and double glazed obscure glass window to side aspect.

## First Floor Landing - 2

Fitted carpet flooring, built-in storage cupboard, double glazed window to side aspect, Velux window and doors opening to bedroom 1, 2, 5 and the shower room.

## Bedroom 1

11' 11" x 11' 9" ( 3.63m x 3.58m )

Fitted carpet flooring, radiator and dual aspect double glazed windows to side and rear aspects.

## Bedroom 2

13' 10" x 8' 9" ( 4.22m x 2.67m )

Fitted carpet flooring, built-in wardrobes, further storage cupboard, radiator, double glazed window to side aspect and Velux window.

## Bedroom 5

11' 11" x 7' 10" ( 3.63m x 2.39m )

Fitted carpet flooring, radiator and double glazed window to rear aspect.

## Shower Room

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, walk-in shower cubicle, fitted carpet flooring, radiator and Velux window.

## External

Set back from the road, the property is approached via a large shingle driveway offering extensive off-road parking. The driveway also provides access to a covered carport, ideal for sheltered parking, complete with built-in storage space. The frontage is complemented by mature shrubs that add a touch of greenery, along with a handy storage shed.

The wrap-around garden is a fantastic size, mainly laid to lawn and offering plenty of space for outdoor enjoyment. A dedicated seating area provides a great spot to relax, all enclosed by timber fencing for privacy. Beyond the garden, open meadow views create a beautiful and tranquil backdrop.

## Agents Note

Waste from the property is served by a septic tank. Contact the branch for more details.

## Location

Cranworth is a small village within Mid Norfolk located approximately 7 miles from the bustling market town of Dereham and 4 miles from the large village of Hingham which boasts a wealth of amenities including a range of shops, school, doctors surgery, public house and restaurant, library and sports facilities.



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## Claytie Cottage, Cranworth, Thetford

- Extensive Detached Cottage Full Of Character And Charm
- Six Bedrooms Arranged Over 2 Staircases
- A Range Of Versatile Reception Rooms
- 2 Bathrooms And A Separate Shower Room
- Glorious Gardens With Scenic Meadow Views
- Ample Off-Road Parking And Carport
- Idyllic Rural Village, Surrounded By Norfolk Countryside

Tenure: Freehold EPC Rating: E  
Council Tax Band: D

guide price

**£450,000 - £500,000**



Total floor area 235.2 m<sup>2</sup> (2,532 sq.ft.) approx

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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Property Ref:  
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