



**West Park Farm Close, Ickburgh, Thetford**

**Sheridans**







# West Park Farm Close, Ickburgh, Thetford IP26 5JX

Guide Price £545,000

Beautifully maintained 4 bedroomed detached granary conversion providing spacious accommodation with delightful south facing gardens, extending to approximately half an acre.

Understood to have origins dating back to about 250 to 300 years ago when the property was originally a granary and then converted about 40 years ago, this outstanding detached family home provides a surprising level of well presented accommodation, displaying a wealth of original features combined with modern day living standards. The house occupies a delightful tucked away setting with large south facing gardens, situated within the small and pretty village of Ickburgh, providing excellent access to the A11, Thetford, Bury St Edmunds & Cambridge.

Extending to approximately 2200 sqft, the delightful accommodation currently in brief comprises an entrance hall with door to the cloakroom and further door to the snug/office with oak flooring, with stairs off to the first floor. The well equipped kitchen breakfast room, is fitted with an extensive range of units providing plenty of drawer and cupboard space, complemented by built in appliances. A useful separate utility room, has window and door to front. The spacious sitting room is a wonderful reception room, full of personality, with a fine oak floor, feature arched window to the rear and a large red brick fireplace with log burner. Exposed studwork separates the dining room, creating an ideal area for entertaining with window to side. A particular feature of the ground floor accommodation, is the large conservatory creating a striking further reception room, enjoying stunning views of the gardens and completing the ground floor accommodation.

On the first floor a landing leads to the four double bedrooms including the principal bedroom with en-suite bathroom and triple fitted wardrobes. The remaining three bedrooms are served by a shower room, with fitted wardrobes in two of the bedrooms completing the first floor accommodation.

## Outside

The house is approached along a shared private driveway leading to the front of the house providing ample parking and access to the adjoining garaging.

Side access leads to the delightful south facing rear gardens being mostly laid to lawn and extend to approximately half an acre (s.t.s). Adjoining the rear of the house is a large paved terrace creating an ideal area for outdoor entertaining and al-fresco dining.

## Location

With its name meaning 'Ica's fortified place' Ickburgh is believed to have its roots in Saxon times. A small rural village, it's located 1.4 miles from Mundford. The village has a petrol station and church and is on the edge of Thetford Forest within walking distance to a stunning arboretum and outdoor pursuits at Lynford Lakes and with a short drive to High Lodge which contains Go Ape.

In nearby Mundford you will find a great village pub, an excellent cafe, local school, shops, post office and playing field.

Located 9 miles away is the market town of Swaffham; a thriving and historic market town situated approximately 15 miles east of King's Lynn and approximately 30 miles from Norwich. The village is located almost at the mid-point between Kings Lynn, Bury St Edmunds and Norwich; Mundford enjoys a very rural position at the centre of the 'Brecklands' region and within the boundaries of the Thetford Chase Forest. Both Thetford and Brandon offer branch railway stations, linking to Norwich and Cambridge main lines.

## Directions

From Bury St Edmunds proceed north on the A134 towards Thetford. Proceeding through Thetford on the A11 bypass rejoining the A134 signed towards Kings Lynn until reaching Mundford. At the roundabout take the third exit onto the A1065 signposted Swaffham. Follow the road and turn right into Ashburton Road, where the turning for West Park Farm Close, will be found on the right hand side.

What3words grow.landscape.incursion

## Services

All mains services are connected. Oil fired radiator central heating

Council Tax: Breckland Band: E

Broadband speed: Up to 10000 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

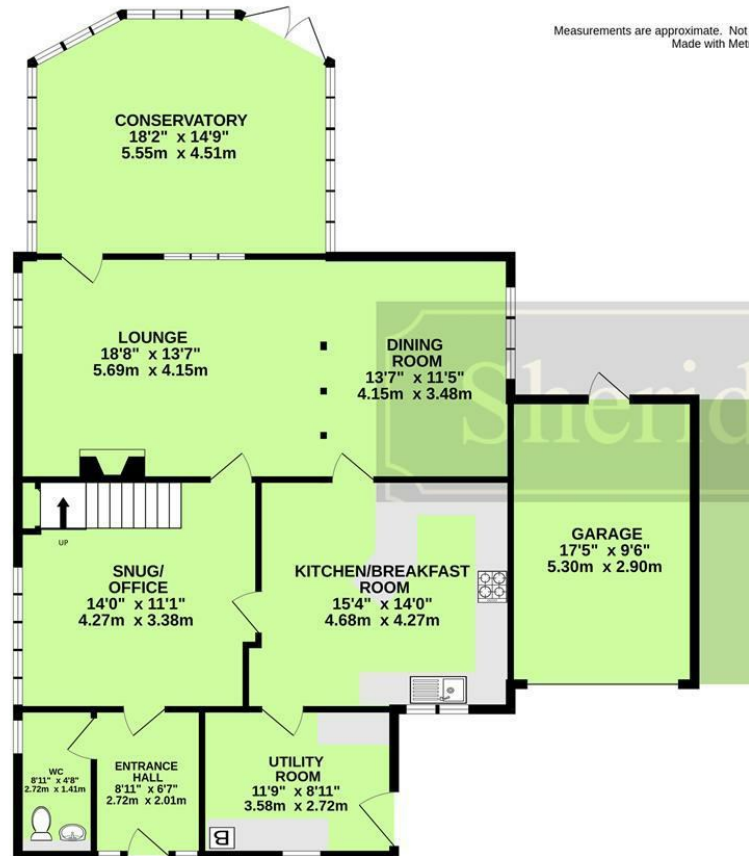
Flood Risk: No Risk

- Superb 2200 sqft Granary conversion providing beautifully arranged accommodation
- Ample parking, garaging
- Large south facing gardens extending to half an acre (s.t.s)
- Exposed beams, timber flooring, red brick fireplace with log burner
- Great for entertaining
- Snug, kitchen breakfast room
- Utility, cloakroom
- Sitting room, dining room, large conservatory
- Principal bedroom with en-suite
- Three further double bedrooms, shower room

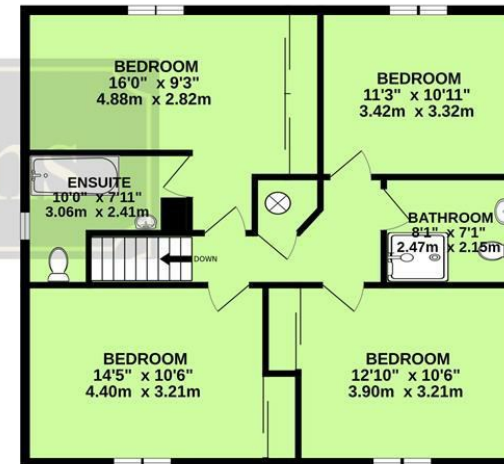


## GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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## 1ST FLOOR



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

## Sheridans Estate Agents

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