



THE STORY OF

23 Hythe Road

Methwold, Norfolk

SOWERBYS



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23 Hythe Road

Methwold, Thetford, Norfolk
IP26 4PS

Deceptively Spacious Four-
Bedroom Detached Home

Charming, Cottage-Like Appearance
from the Roadside

Stunning Open-Plan Kitchen/
Dining/Family Room

Bi-Fold Doors Leading Out to Private Rear Garden

Cosy Sitting Room with Feature Log Burner

Stylish Principal Bedroom With En-
Suite and Built-In Wardrobes

Modern Family Bathroom Plus Ground Floor WC

Handy Utility Room Tucked
Off the Main Hallway

Detached Double Garage with
Separate Home Office

Located in a Popular Norfolk
Village with Excellent Links

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Nestled in the well-connected and historic village of Methwold, this beautifully presented four-bedroom detached home offers an abundance of stylish living space and a lifestyle of comfort, ease and warmth. Finished to an exceptional standard, this is a home where modern practicality meets timeless charm — and where every detail has been lovingly curated by the current owners to create a space that truly feels like home.

From the roadside, the property exudes a charming, cottage-like character, with its warm and welcoming façade giving little away about the generous proportions that lie within. Step inside, and you'll be struck by just how deceptively spacious this home is — thoughtfully designed for modern living, yet full of warmth and personality.

The generously sized sitting room is a wonderful place to relax and unwind, featuring a cosy log burner that becomes the natural focal point during the cooler months, creating a homely and inviting atmosphere.

To the rear of the property, the stunning open-plan kitchen/dining/family room is truly the heart of the home — a beautifully appointed space ideal for entertaining, cooking, and spending time with loved ones. With bi-fold doors opening out to the garden, this room offers a seamless connection to the outdoors, perfect for summer gatherings or simply enjoying the morning light with a cup of coffee.

Conveniently located just off the central hallway, you'll find a utility room and cloakroom, keeping the practicalities of daily life neatly tucked away.

Upstairs, four well-proportioned bedrooms provide peaceful retreats for all the family. The impressive principal bedroom enjoys a wall of built-in wardrobes and a sleek en-suite shower room, while the remaining bedrooms — all generous in size — are served by a stylish family bathroom. Whether you're working from home, accommodating guests, or simply enjoying the space to spread out, this home is wonderfully versatile.

Outside, the garden offers a private and sunny haven, ideal for al fresco dining or simply unwinding with a good book. Beyond this, the detached double garage includes a separate office space — perfect for remote working or creative projects.

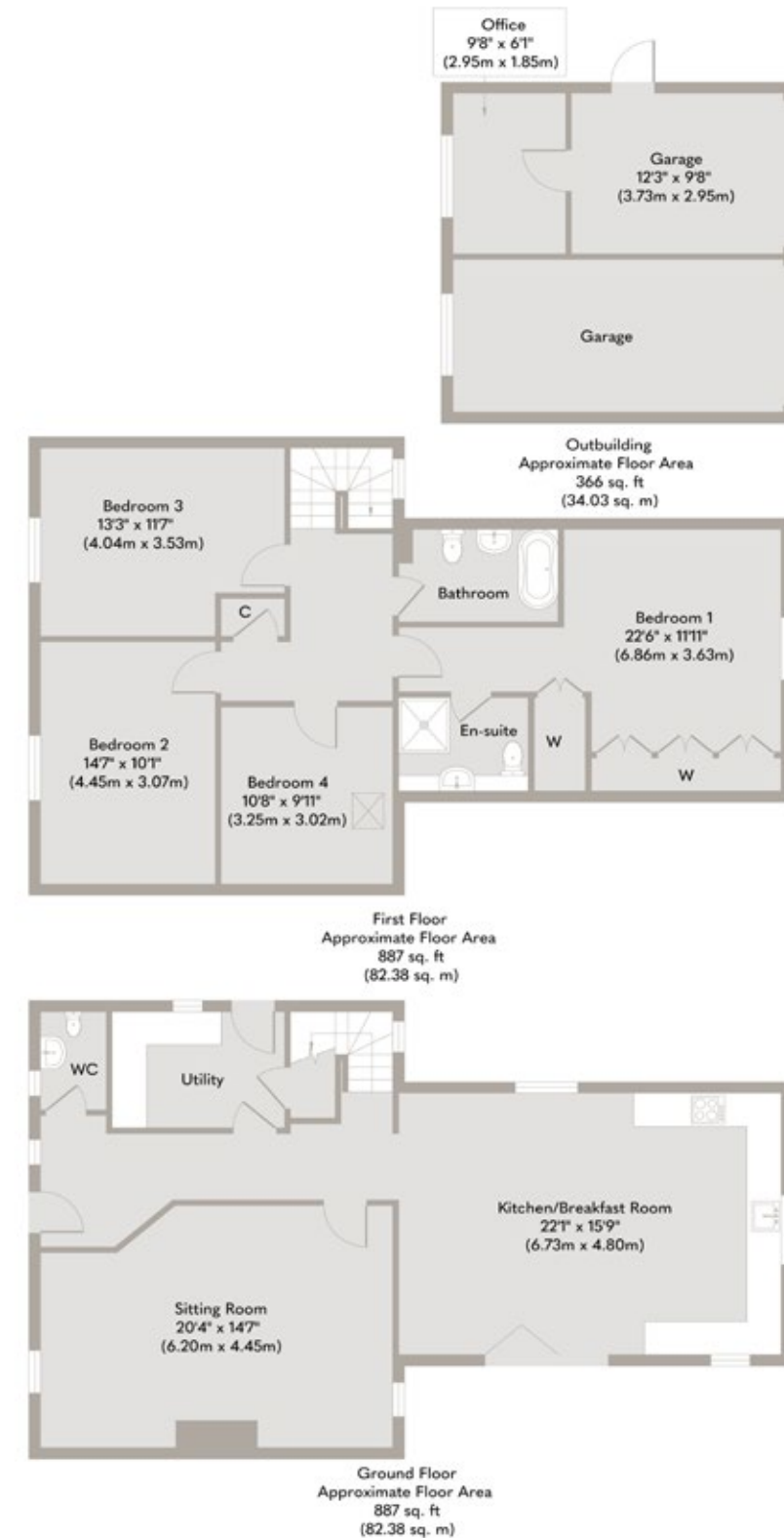
Set in the friendly Norfolk village of Methwold, there's a strong sense of community, local amenities, and excellent access to nearby market towns and countryside walks. With High Lodge and Linford Water within 15 minutes' drive, and primary and secondary schools about five and 20 minutes' walk away respectively, this home offers the perfect balance of rural peace and everyday convenience.

A modern family home with soul — this is a place where life can be lived beautifully.









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Methwold

TIMELESS VILLAGE CHARM ON THE EDGE OF THE FOREST

Tucked between the Norfolk Fens and Breckland, the civil parish of Methwold is a traditional rural village offering a peaceful lifestyle with a strong sense of community. Positioned on the edge of Thetford Forest, the village enjoys a delightful setting and provides essential amenities including a church, post office, primary and secondary schools, sports facilities, and a welcoming pub—making it ideal for families and those seeking village life with convenience.

Around 20 miles away, the historic market town of King's Lynn sits on the banks of the River Ouse and offers a fascinating blend of heritage and modern living. Once a vital trading port during the Middle Ages, the town's rich history is still evident in its beautifully preserved architecture. King Street, once called 'Stockfish Row' thanks to the many fish merchants based there, boasts a listed building every 26 feet and was famously described by Sir John Betjeman as one of the finest walks in England.

Today, King's Lynn combines history with vibrant town life. The Vancouver Centre is home to a wide selection of high street names and independent eateries, while the Majestic Cinema, King's Lynn Alive Corn Exchange, and St George's Guildhall—Britain's oldest surviving medieval guildhall—offer a lively cultural calendar.

To the west, a charming cluster of Georgian architecture surrounds The Walks, a Grade II listed, 17-hectare park. Once a promenade for the town's elegant residents, it's now a much-loved space for families to enjoy strolls, summer concerts, and a visit to The Red Mount—a striking medieval structure with far-reaching views.



Note from Sowerbys



“23 Hythe Road offers an abundance of stylish living space and a lifestyle of comfort, ease and warmth.”



SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Air source hest pump and log burner.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref:- 8239-8939-2000-0426-2206

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///pictures.schooling.stew

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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