



THE STORY OF

5 Ventura Close

Methwold, Norfolk

SOWERBYS



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Methwold, Thetford, Norfolk
IP26 4QQ

Guide Price £325,000 - £350,000

Impeccably Presented Home Embodying
Modern Village Elegance

Light Filled Interiors Creating a
Sense of Space and Calm

Expansive Living and Dining Room
Flowing Effortlessly to the Garden

Exquisitely Refurbished Bathroom
and Principal En-Suite

Stylish and Functional Kitchen
Designed for Contemporary Living

Three Serene Bedrooms

Enchanting Garden with Lush
Lawn and Refined Planting

Versatile Single Garage Offering
Storage or Conversion Potential

Peaceful Village Setting with Strong
Community Spirit and Countryside Access

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This impeccably presented residence captures the spirit of modern village living, combining light, space and considered design to create a home that feels both uplifting and effortlessly comfortable. Every room has been carefully curated, resulting in an interior that balances refinement with practicality.

The spacious living and dining room forms the social heart of the home, its generous proportions enhanced by patio doors that open onto the garden, creating a seamless transition between indoor and outdoor living. This is a space made for both convivial gatherings and quiet moments of calm. The kitchen is beautifully arranged, offering a thoughtful blend of style and functionality, while a ground-floor cloakroom adds a touch of everyday convenience.

Upstairs, three serene bedrooms provide a peaceful retreat from the rhythm of daily life. The principal bedroom features an elegant en-suite shower room, while the family bathroom, complete with both bath and separate shower, has been recently refurbished to a high standard. Each room is filled with natural light, reflecting the care and attention bestowed by the current owners.

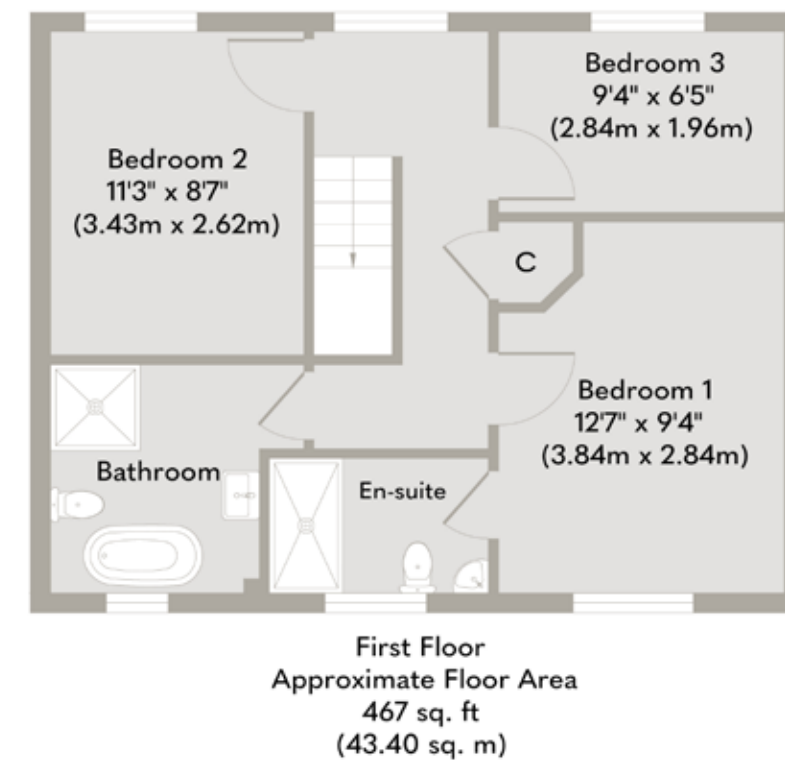
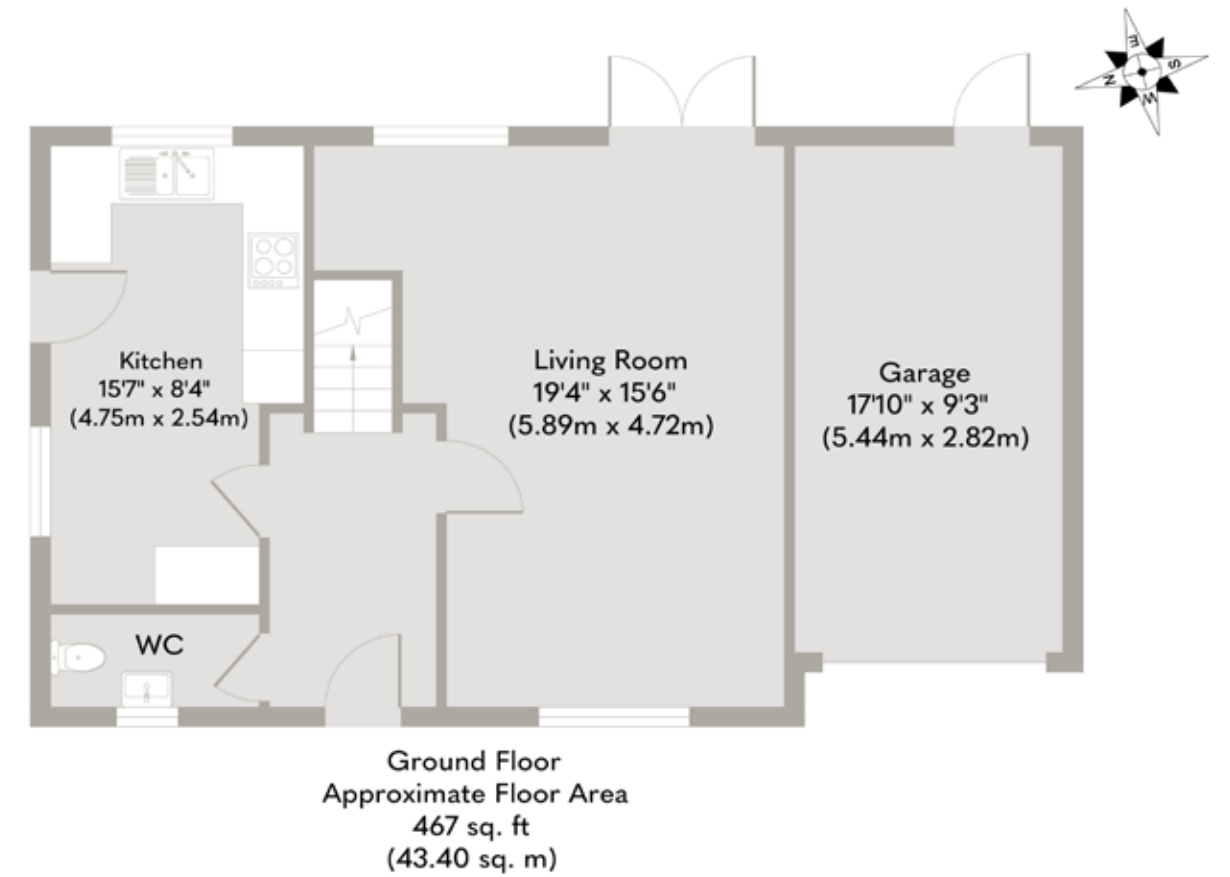
The garden is a private sanctuary, largely laid to lawn with soft borders and secure fencing, ideal for entertaining, relaxing or simply enjoying the expansive Norfolk skies. A single garage provides excellent storage, workshop potential or the possibility of future conversion, subject to the relevant permissions.

Set within the welcoming village of Methwold, this home offers a harmonious blend of community, comfort and countryside, perfectly placed for those seeking space, tranquillity and a beautifully refined way of life.



If we had to describe our home in three words, they'd be tranquil, spacious, and picturesque.





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 and a strong sense of community. Positioned on the edge of Thetford Forest, it enjoys a delightful setting and provides essential amenities including a church, post office, primary and secondary schools, sports facilities, a welcoming pub, a popular fish and chip shop, and a convenient village store, making it ideal for families and those seeking village life with everyday comforts close at hand.

Just a 10-minute drive away, the nearby town of Brandon offers a wider range of facilities, including larger supermarkets such as Aldi and Tesco, a variety of restaurants along the high street, and a train station with regular services to Norwich, Cambridge, and London, perfect for commuters or city excursions.

Around 20 miles north, 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 reflected in its beautifully preserved architecture. King Street, once known as 'Stockfish Row' for its fish merchants, 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, featuring the Vancouver Centre's mix of shops and cafés, cultural venues such as the Corn Exchange and St George's Guildhall, and The Walks, a Grade II listed park enjoyed by families year-round.



Note from the Vendor



“Every home has a story, and for us, it's been about making a house a home”



SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. LPG gas fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 2811-5131-9417-1153-1980

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: ///bravest.headlight.jingles

AGENT'S NOTE

The property is part of St Georges Management Company, our vendors inform us that they pay approximately £40 PCM for maintenance of the communal septic tank and LPG Gas tank. Gas is supplied from the communal gas tank and is invoiced as per metered usage for each property

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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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