



**Walnut House White Hart Street, Foulden, IP26 5AW**



**welcome to**

**Walnut House White Hart Street, Foulden Thetford**

A substantial 3 bedroom detached home, boasting an attached, ground floor, self-contained 1 bedroom annexe, occupying a non-estate, village location. This stunning home offers versatile accommodation with generous garden space with stunning countryside views, large driveway & more!



**Accommodation:**

Composite part glazed external entrance door

**Lobby**

Radiator, storage cupboard, engineered oak wood flooring, UPVC double glazed window to side aspect, door opening to hallway

**Hallway**

Stair case rising to the first floor landing, wooden flooring, under stair storage cupboard, opening to lounge and kitchen, further door opening to:

**Ground Floor Cloakroom W.C**

Suite comprising low level w.c, hand wash basin with storage under, engineered oak wood flooring, radiator, extractor fan.

**Lounge**

18' 1" x 16' 2" max ( 5.51m x 4.93m max )

Feature fireplace with inset wood burning stove and brick surround, television point, engineered oak wood flooring, UPVC double glazed window to front aspect, UPVC French doors opening to the garden and archway open to:

**Dining Area**

10' 1" x 8' 11" ( 3.07m x 2.72m )

Radiator, engineered oak wood flooring, UPVC double glazed French doors opening to the garden, open plan to:

**Kitchen**

12' 8" x 8' 11" ( 3.86m x 2.72m )

A comprehensive range of contemporary wall and floor mounted fitted kitchen units with wooden work surfaces over, inset 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, space for a Rangemaster style cooker with concealed extractor hood over, space for American style fridge-freezer, integrated dishwasher, engineered oak wood flooring, ceiling spotlights, UPVC double glazed window to the rear aspect, door opening to:

**Annexe Hallway**

Radiator, LVT flooring, storage cupboard, external part glazed doors opening to the garden along with a further part glazed entrance door giving independant access to the annexe, UPVC double glazed window to side aspect, opening to the annexe kitchen and further door opening to:

**Annexe Bedroom**

14' 2" x 11' 9" into recess ( 4.32m x 3.58m into recess )

Radiator, carpet flooring, UPVC double glazed window with bespoke blind to the front aspect.

**En Suite Bathroom**

10' 2" x 6' 5" ( 3.10m x 1.96m )

Suite comprising low level w.c, vanity hand wash basin with storage under, 'P' shaped bath with electric shower over and glazed shower screen, tiled walls, heated towel rail, tiled flooring, inset ceiling spotlights, UPVC double glazed window overlooking the rear aspect.

**Annexe Kitchen**

9' 4" x 8' 6" ( 2.84m x 2.59m )

A comprehensive range of wall and floor mounted fitted kitchen units with contrasting work surfaces over, inset sink and drainer with mixer tap, built-in electric oven and hob with extractor hood over, integrated dishwasher, tiled flooring, space for a free standing fridge/freezer, opening to:

**Annexe Lounge**

17' 10" x 19' 10" ( 5.44m x 6.05m )

'L' Shaped room with feature electric fireplace, radiator, carpet flooring, television point, UPVC double glazed French style doors opening to the rear garden.

**First Floor Landing**

Built-in storage cupboard, carpet flooring, doors opening to all first floor bedrooms and the family bathroom.

**Bedroom 1**

11' 5" x 9' 10" ( 3.48m x 3.00m )

Radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

**Bedroom 2**

13' 1" x 10' 7" max ( 3.99m x 3.23m max )

Radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect and enjoying far reaching field views

**Bedroom 3**

9' 10" x 8' 6" ( 3.00m x 2.59m )

Built-in storage wardrobe and over stair hub, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

**Family Bathroom**

Suite comprising low level w.c, vanity hand wash basin with storage under, 'P' shaped bath with electric shower over and glazed shower screen, tiled walls, heated towel rail, tiled flooring, inset ceiling spotlights, UPVC double glazed window with roller blind overlooking the rear aspect.

**Outside**

The property is approached via a hard landscaped driveway for several vehicles and access to the EV charging point. A brick built wall border to the front of the property provides positive curb appeal along with a hedge border to one side, a five bar gate and further timber gate give access to the rear garden, the front of the property is completed by some boxed plants, external lighting and a walkway to the front entrance door.

The generous rear gardens, which is a particular feature of this property, has a large gravelled area for extra off road parking and leading to the sheet steel garden storage unit. The picturesque rear garden is mainly laid to lawn with paved patio seating areas outside the lounge, dining area and the annexe lounge, a timber summer house is strategically placed to the bottom of the garden to enjoy the summer sunshine along with the rear reaching field views, the summer house benefits from a good level of insulation, power sockets, lighting and is current used as a home office. The rear garden is then completed by some mature trees, shrubs, plants and flowers.

**Location**

Foulden is located approximately 8 miles from the historic market town of Swaffham and just over 9 miles from Brandon. The village of Foulden boasts a Church and a refurbished village hall, which is available for private hire and has regular activities including a community bar once a month. There is also a recreation ground and Foulden Common, which is a Site of Specific Interest. Further amenities and facilities can be found in Swaffham, including many public houses, restaurants and cafes, together with supermarkets and smaller shops. Within the town there are schooling facilities for all ages and sport and leisure facilities. Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, housewares, confectionery, tools and plants. There are direct train links to Cambridge and London Kings Cross from nearby Downham Market.

**Council Tax Band**

This property is Council Tax band C.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.



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## Walnut House White Hart Street, Foulden Thetford

- 3 Bedroom detached family home with 1 bedroom annexe
- Presented in excellent condition throughout
- Lounge with inset wood burning stove
- Fitted kitchen which is open to the dining area
- Annexe with large lounge, kitchen, bedroom and en suite bathroom

Tenure: Freehold EPC Rating: Awaited



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 part must rely upon its own inspection(s). Powered by www.focalagent.com

# £450,000



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william h brown



**01760 721655**



Swaffham@williamhbrown.co.uk



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



**williamhbrown.co.uk**