





Flintstones Water End, Great Cressingham Thetford IP25 6NN



welcome to

Flintstones Water End, Great Cressingham Thetford

> POOL HOUSE! A three bedroom detached bungalow, presented in excellent order throughout, offered with no onward chain! Boasting two large outbuildings, garage, driveway, three double bedrooms, en-suite, kitchen/diner and more!













The Accommodation

UPVC part glazed external entrance door opening to:

Entrance Porch

UPVC construction, tiled flooring, door opening to:

Entrance Hall

Carpet flooring, radiator, loft hatch access.

Lounge

22' 11" x 12' 10" (6.99m x 3.91m)

Carpet flooring, exposed brick fireplace, UPVC double glazed windows to front and side aspects.

Kitchen

13' 10" x 13' 3" (4.22m x 4.04m)

A range of wall and floor mounted fitted kitchen units with marble effect work surfaces over, inset sink and drainer, electric oven, induction hob with extractor over, space for American style fridge/freezer, tiled flooring, integrated dishwasher.

Utility Room

7' 10" x 5' 11" (2.39m x 1.80m)

Floor and wall mounted fitted kitchen units, plumbing for washing machine, tiled flooring, tiled splashbacks, inset sink and drainer, UPVC double glazed window to rear aspect.

Conservatory

12' 11" x 11' 1" (3.94m x 3.38m)

Of UPVC and brick construction, tiled flooring, radiator, french doors opening to garden.

Bedroom 1

13' 7" x 9' 11" (4.14m x 3.02m)

Carpet flooring, radiator, UPVC double glazed window to front aspect, door opening to:

Bedroom 2

12' 8" x 11' 11" (3.86m x 3.63m)

Carpet flooring, radiator, UPVC double glazed window to rear aspect.

Bedroom 3

11' 11" x 9' 11" (3.63m x 3.02m)
Carpet flooring, radiator, UPVC double glazed window to rear aspect.

Family Bathroom

Fully tiled suite comprising low level w.c, hand wash basin, jacuzzi bath, heated towel rail, shower cubicle, UPVC double glazed window to rear aspect.

Pool House

16' 9" x 13' 7" (5.11m x 4.14m)

UPVC double glazed construction, hot tub included.

Summer House

20' x 12' (6.10m x 3.66m)

Timber construction, double glazed windows to front and side aspect, plumbing, power and light.

Garage

17' 8" x 9' 5" (5.38m x 2.87m)

Power & Light, up and over door to front, internal access to side, external access to rear.

Outside

To the front of the property, a gravel driveway provides ample parking for multiple vehicles and access to the garage. Raised flower beds decorate the frontage offering a delightful kerb appeal and fabulous first impression to the bungalow. A side access grants access to the rear garden, which is mainly laid to lawn and hosts a patio seating area, a variety of trees and mature shrubs, and overlooks a meadow to the side aspect.

Location

Great Cressingham is a village that lies about 15 miles from Dereham, 5 miles from Watton and 6 miles south from the bustling market town of Swaffham. The village boasts a church, a beautiful village green, ideal for dog walking, and a popular public house/restaurant with accommodation called The Olde Windmill Inn. The village school was built in 1840 and was used as a local Authority school until 1992 and has now been restored as closely as possible to how it would have been in Victorian times, currently running historical school days.

Swaffham itself is located approximately 30 miles from the Cathedral City of Norwich, 16 miles from King's Lynn, 17 miles from both Sandringham and Thetford Forest and 28 miles from the coastal town of Hunstanton. The beautiful Norfolk Broads are also only about an hour away. Swaffham boasts ample free parking within the town and has a small, social history museum, many public houses, restaurants and cafes, together with supermarket facilities 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.





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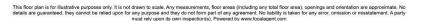
Thetford

- Three bedroom detached bungalow
- No onward chain
- Garage & Driveway
- Pool house & Summer house
- Generous plot

Tenure: Freehold EPC Rating: D



£425,000











Please note the marker reflects the postcode not the actual property

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Property Ref: WAT108239 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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