



**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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## Flintstones Water End, Great Cressingham Thetford

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

Tenure: Freehold EPC Rating: D



# £425,000

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



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Please note the marker reflects the postcode not the actual property



Property Ref:  
WAT108239 - 0002

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