



**Well Corner Cottage Hallfield Road, Thompson Thetford IP24
1PT**

welcome to

Well Corner Cottage Hallfield Road, Thompson Thetford

> > FIELD VIEWS! A delightful chocolate box four bedroom thatched cottage, boasting four double bedrooms, en-suite facilities, countryside views and so much more. Move straight in to this fabulous, immaculate and well-maintained family home equipped with a generous plot, driveway and garage.

Entrance Porch

There are two entrance porches both with a front entrance door and side windows.

Lounge

22' 9" x 14' 6" (6.93m x 4.42m)
Period features, two double glazed front windows, open brick fire place, laminate flooring, radiator, staircase to first floor landing and bedroom one, doors to porch, study, snug and double doors to kitchen.

Study

8' 9" x 9' 11" (2.67m x 3.02m)
Solid timber flooring, radiator, double glazed side window.

Kitchen

18' x 12' 9" (5.49m x 3.89m)
Fitted with matching range of base, wall and drawer units, work surfaces, sink unit and drainer, built in double eye-line oven, electric hob and cooker hood over, plumbing for dishwasher, space for fridge freezer, tiled splashbacks, laminate flooring, ceiling spotlights, two double glazed rear windows, door to dining room, door to the rear, opening onto reception room.

Reception Room

8' 6" x 8' (2.59m x 2.44m)
Double glazed rear window, radiator, laminate flooring door to utility room.

Utility Room

8' x 6' 3" (2.44m x 1.91m)
Plumbing for washing machine, work surfaces, base units, two storage cupboards, radiator, door to cloakroom.

Cloakroom

Fitted with a two piece suite comprising WC, wash hand basin, storage cupboard, double glazed side window.

Dining Room

17' 9" x 9' 3" (5.41m x 2.82m)
Double glazed rear and side windows, radiator, laminate flooring.

Hallway

Staircase to first floor landing, doors to snug and bathroom.

Snug

14' 3" max x 9' 1" max (4.34m max x 2.77m max)
Double glazed front window, brick bread ovens, laminate flooring.

Downstairs Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin with cupboards below, tiling, storage cupboard, double glazed front window.

First Floor Landing

Doors to:

Bedroom Two

14' 9" max x 13' 5" (4.50m max x 4.09m)
Period features, double glazed front and rear windows, built in storage wardrobes, radiator.

Bedroom Three

12' 11" max x 9' 8" (3.94m max x 2.95m)
Double glazed rear and side windows, radiator, built in cupboard.

Bedroom Four





8' 7" x 8' 1" (2.62m x 2.46m)
Double glazed side window, built in wardrobe,
radiator.

Shower Room

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin, radiator, period features, double glazed velux window.

Bedroom One

14' 10" x 11' 6" (4.52m x 3.51m)
Double glazed front and rear windows, built in cupboard, door to en-suite and door to hallway and staircase to lounge.

En-Suite

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin with cupboard, radiator, period features, double glazed side window.

Outside

To the front of the property there is low level brick walls enclosing the front leading to a brickweave driveway which leads to the garage measuring 21'6" x 12'0" with an up and over front door, power and light. To the rear of the property there is large lawn garden with trees, shrubs and borders and there is a patio seating area. The garden is enclosed by fencing and trees with views of open fields.

Location

The highly sought after Village of Thompson is located a short distance from the Market Town Watton and all its amenities and a short drive from the larger Town of Thetford.

The Historic Mid Norfolk Village itself is located amongst acres of woodland and has variety of amenities including a post office, village hall, primary school, popular public house The Chequers Inn and church. The village also boasts an extraordinary and fascinating Pingo Trail, a very picturesque walk amongst woodland, wetlands and

Pingo ponds, leading to a disused railway line where you can pass some incredible swamps.

Agents Note

Some rooms have restricted head height.



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welcome to

Well Corner Cottage Hallfield Road, Thompson Thetford

- Detached four bedroom thatched cottage
- Generous plot with field views
- Garage and driveway
- Oil-fired central heating
- Double glazed windows

Tenure: Freehold EPC Rating: D

offers in excess of

£475,000



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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Property Ref:
WAT108467 - 0004

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