



**Philcott Chalk Hill, Great Cressingham Thetford IP25 6NP**

**welcome to**

## **Philcott Chalk Hill, Great Cressingham Thetford**

> > VILLAGE LOCATION! A charming one bedroom cottage, oozing with character located within the idyllic village of Great Cressingham, Norfolk. Boasting off-road parking, fully enclosed garden, modern fitted kitchen & bathroom, log burner and a fabulous location!

### **The Accommodation**

External entrance door opening to:

#### **Entrance Porch**

10' 1" x 4' 9" ( 3.07m x 1.45m )

Tiled flooring, UPVC double glazed window to front aspect.

#### **Lounge**

12' 1" x 9' 10" ( 3.68m x 3.00m )

Carpet flooring, log burner inset into fireplace with surround, tv point, UPVC double glazed window to front aspect.

#### **Kitchen**

9' 11" x 6' 11" ( 3.02m x 2.11m )

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer, inset hob, oven, staircase rising to first floor accommodation, UPVC double glazed window to rear aspect, external entrance door to rear aspect.

#### **Bedroom 1**

12' x 10' ( 3.66m x 3.05m )

Carpet flooring, exposed beams, UPVC double glazed window to front aspect.

#### **Family Bathroom**

Suite comprising low level w.c, hand wash basin, P shaped panel bath with shower over, fully tiled walls, tile effect flooring, UPVC double glazed window to rear aspect, airing cupboard.

#### **Outside**

To the front of the property, a gravel driveway provides off-road parking and leads up to the front external entrance door. The rear garden is laid with patio slabs, giving a low maintenance feel and a perfect place to unwind and relax in the warmer

months.

### **Outbuilding**

11' 7" x 6' 8" ( 3.53m x 2.03m )

Converted as a utility room, carpet flooring, plumbing for washing machine, timber framed double glazed window to side aspect, external entrance door to front 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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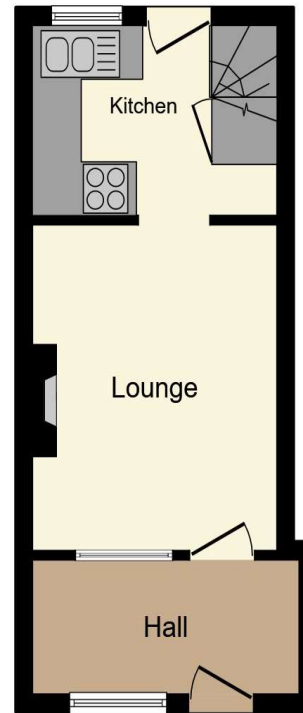
welcome to

## Philcott Chalk Hill, Great Cressingham Thetford

- One bedroom mid-terraced cottage
- Character features
- Driveway parking
- Fully enclosed low-maintenance rear garden
- UPVC double glazed windows

Tenure: Freehold EPC Rating: Awaited

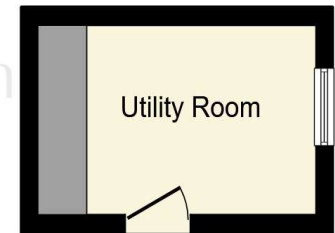
**£130,000**



**Ground Floor**



**First Floor**



**Outbuilding**

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](http://www.focalagent.com)

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