



Laburnum Garage

23 West End, Northwold, Thetford, Norfolk, IP26 5LE

BROWN & CO



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A superb mixed residential/commercial opportunity comprising an outstanding main residence with landscaped gardens and a super terrace, together with an attached barn with infrastructure in place for car mechanics.

£500,000



DESCRIPTION

No. 23 West End comprises an outstanding mixed residential/commercial opportunity situated in an idyllic village location within striking distance of Thetford and Downham Market.

The main house enjoys well arranged accommodation on three floors with the underfloor heated ground floor comprising a spacious entrance hall, kitchen breakfast room with a good range of wall and base units together with a Rangemaster cooker. A sitting room with a delightful split-level aspect with access out over landscaped gardens, and a multi fuel burner. Further useful ground floor rooms comprise a WC/utility room and boot room.

On the first and second floors the extensive bedroom accommodation is accessed off the main landings for the house. On the first floor there are four bedrooms with the principal bedroom enjoying a walk-in wardrobe and ensuite shower room. The family bathroom benefits from a jacuzzi bath and there is also a separate shower room.

The second floor comprises a large landing area which could be used for a number of purposes and provides access to the fifth bedroom. There is plenty of storage in the eaves which will be useful for prospective buyers.

Much of the charm of 23 West End remains in the gardens which have been beautifully tended by the current owners. They are mainly lawned which a mixture of established trees and borders, together with excellent areas of deep beds housing flowers and shrubbery. A terrace leads off the main façade at the rear providing a super space to entertain and offers a high degree of privacy. A yard at the front of the barn provides parking for a large number of vehicles. The whole amounts to 0.492 acres (stms).

The barn/workshop is an outstanding ingredient to the whole with many points of interest to buyers. The current arrangement is tailored towards car mechanics with two offices, WC and storage area. The principal area is accessed at the front through a large door for vehicles, with features including a three tonne four poster ramp, a two-poster ramp as well as a large compressor. The

garage/workshop has the ability to be converted subject to the necessary planning consents.

Services – Mains water, mains gas, mains electricity, mains drainage. Underfloor heating throughout the ground floor.

LOCATION

No. 23 West End is located in Northwold village, Norfolk, just off the A134, being well situated between Swaffham (11 miles) to the northeast, Thetford (13 miles) to the southeast and Downham Market (11 miles) to the north west which is on the Fen Train Line. Approximate train times: Cambridge (42 minutes), London King's Cross (1 hour 35 minutes) and King's Lynn (14 minutes). Northwold is a rural settlement which is mentioned in the Domesday Book, being a charming and sought-after village, boasting many beautiful period properties and local amenities including an active Social Club, a Primary School and a Church. Thetford Forest is only a 17-minute drive (9 miles) to the south offering a wide range of amenities and activities for all. The area around Northwold is predominantly agricultural in nature with



highly productive arable land focussed on arable and livestock production, including combinable and root crops mainly potatoes, field vegetables and sugar beet. Outdoor reared pigs are also prominent in the area on the lighter soils and the significant sugar beet factory at Wissington is only 9 miles to the west.

DIRECTIONS

From Brandon High Street, proceed along the High Street towards the level crossing. Cross the train line and continue onto the A1065 and follow the length of this road until you reach the Mundford roundabout. Take the first left and continue out of Mundford. Continue along the A134 and take a right turn onto Methwold Road. At the end of this road, take a left onto West End and take the next left, just before Glebe Close). The property will be seen in front of you.

AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

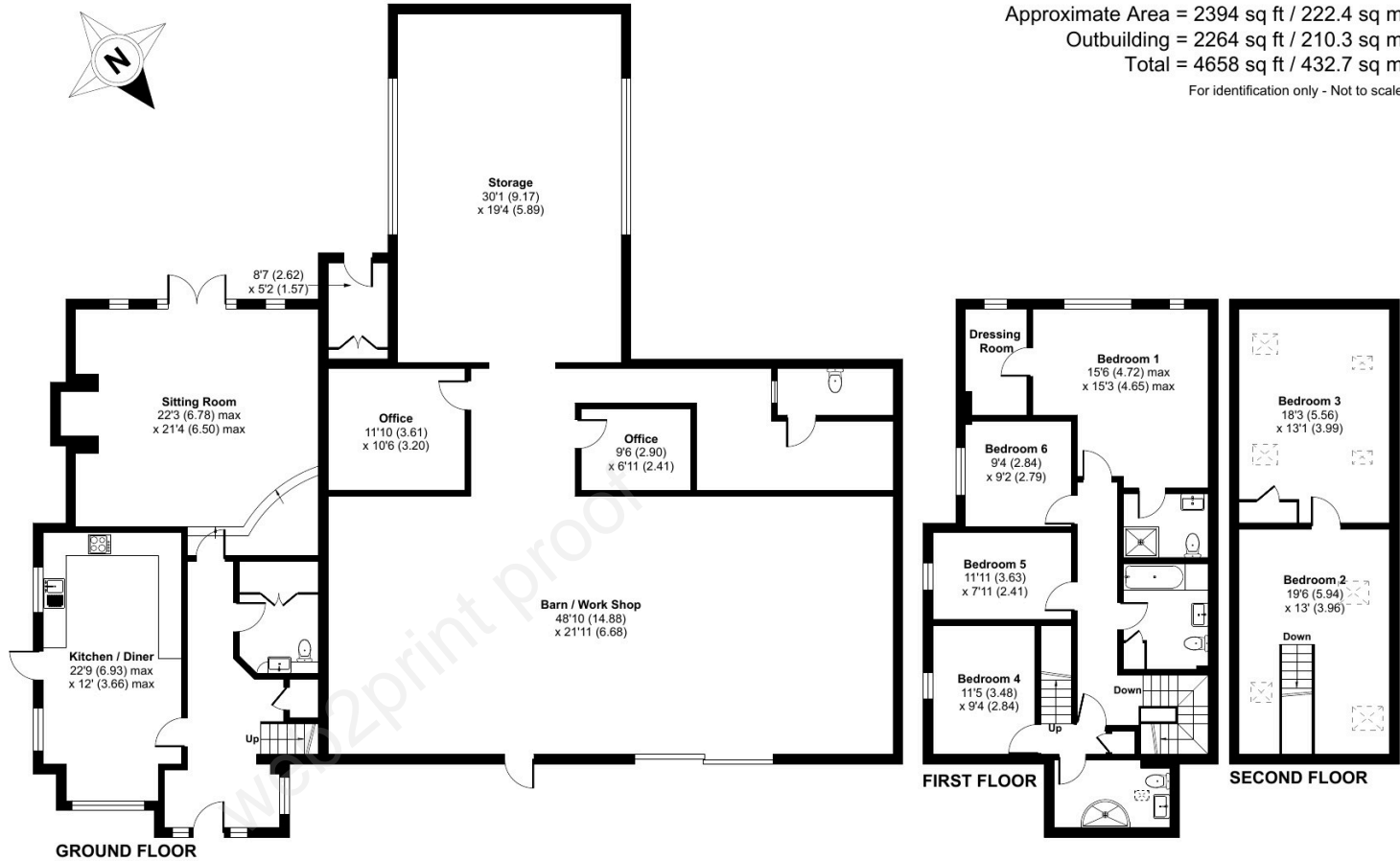
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Approximate Area = 2394 sq ft / 222.4 sq m

Outbuilding = 2264 sq ft / 210.3 sq m

Total = 4658 sq ft / 432.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Brown & Co. REF:1179852

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