



HYTHE ROAD

METHWOLD, NORFOLK, IP26 4PS

OIEO £150,000

FREEHOLD

Chilterns

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Chilterns

A charming two bedroom period flint cottage located within this popular village and including a garage and driveway. Available to purchase 'chain free', this character cottage offers great potential for some further improvement and updating and early viewings are recommended.

General

Lying on the edge of the Thetford Forest, Methwold is a village of traditionally built chalk and flint cottages and houses; a church; secondary and primary schooling; a public house and club; sports facilities; shops and other amenities.

The village is well placed within easy reach of the road network system leading to Ely and Cambridge to the South, Kings Lynn to the North, Downham Market, Swaffham and Thetford to the East and West.

The Suffolk market town of Brandon is approximately 7 miles away.

Description

Services: Main water and electricity is connected.
Private Drainage. Dual oil & solid fuel heating systems.

Local Authority: King's Lynn and West Norfolk
Borough Council

Council Tax: B -





SITUATION LOCATION

Chilterns are pleased to offer for sale this charming period flint cottage pleasantly situated off Hythe Road in the popular village of Methwold. The property benefits from dual fuel heating (oil and solid fuel) and is being offered with no onward chain. The property is approached via a driveway which provides parking for at least two cars. Adjacent to the driveway is a Chalk lump, brick and pantiled garage.

As you enter the property there is a rustic hallway with exposed bricks and slate tiled flooring; The sitting room has an open fireplace and the dining room includes a feature fireplace with inset multifuel cast iron stove with backboiler providing a secondary heat and domestic hot water source. To the rear of the property there is a kitchen with a lean-to utility room off. there is a ground floor cloakroom and separate bathroom. To the first floor there is a large landing room with doors leading to two double bedrooms. The rear garden is enclosed.

The sale of this property offers purchasers an excellent opportunity to acquire a pretty 'Chain Free' cottage in the village that offers scope and potential for further improvement and modernisation and early viewings are recommended.

ENTRANCE HALL

With UPVC sealed unit double glazed door; slate tiled flooring; exposed brick work to the walls; radiator.

SITTING ROOM 13' 3" x 12' 7" (4.06m x 3.84m)

With fireplace and open fire; wood effect laminate flooring; part pine panelled walls; radiator; uPVC sealed unit double glazed window to front aspect.

DINING ROOM 13' 5" x 10' 9" (4.09m x 3.30m)

Fireplace with inset multi-fuel burning stove with back boiler (providing secondary heating & hot water source); exposed brick work; timber mantel; under stairs storage cupboard; laminate flooring; aluminium framed sealed unit double glazed window to rear aspect.





KITCHEN 10' 9" x 5' 6" (3.28m x 1.70m) Fitted wall and floor cupboard units with wood block work surfaces over incorporating stainless steel sink unit; free standing electric cooker; integrated fridge; slate tiled flooring; uPVC sealed unit double glazed window to rear aspect; door leading through to:

LOBBY

uPVC sealed unit double glazed window to side aspect; radiator; slate floor.

BATHROOM 4' 9" x 5' 4" (1.45m x 1.63m)

Panelled bath with mixer/mixer tap and folding glass screen; wash basin; chrome heated towel rail; uPVC sealed unit double glazed window to side aspect; fully tiled walls.

SEPERATE W.C

With W.C; slate floor; radiator; uPVC sealed unit double glazed window; Wallsstar wall mounted oil fired boiler (serving central heating and domestic hot water).

LEAN-TO UTILITY/BOOT ROOM 11' 8" x 4' 9" (3.58m x 1.47m)

Base cupboard units with work surfaces over; plumbing for automatic washing machine, space for fridge freezer; slate flooring; polycarbonate roof; French style doors leading to the garden; radiator. polycarbonate roof.

STAIRCASE LEADING FROM DINING ROOM TO FIRST FLOOR LANDING ROOM 14' 11" x 6' 3" (4.57m x 1.91m)

Wood effect laminate flooring; radiator; uPVC sealed unit double glazed window to front aspect.

BEDROOM ONE 13' 6" x 12' 7" (4.14m x 3.84m) Radiator; fitted carpet; uPVC sealed unit double glazed window to front aspect.

BEDROOM TWO 12' 9" x 7' 1" (3.91m x 2.16m)

Wood effect laminate floor covering; radiator; built in storage cupboard/wardrobe; airing cupboard with hot water tank and immersion heater; access to loft space; uPVC sealed unit double glazed window to rear aspect.

GARDEN There are gardens to the front and rear of the property. The front garden includes a driveway via a five bar timber gate that leads up to the house and provides parking for vehicles.

BRICK, CHALK LUMP AND PANTILED GARAGE 13' 8" x 9' 10" (4.17m x 3.0m) With up and over garage door.

The rear garden is enclosed. There are two garden sheds.

SERVICES Main water and electricity is connected. Septic tank drainage.

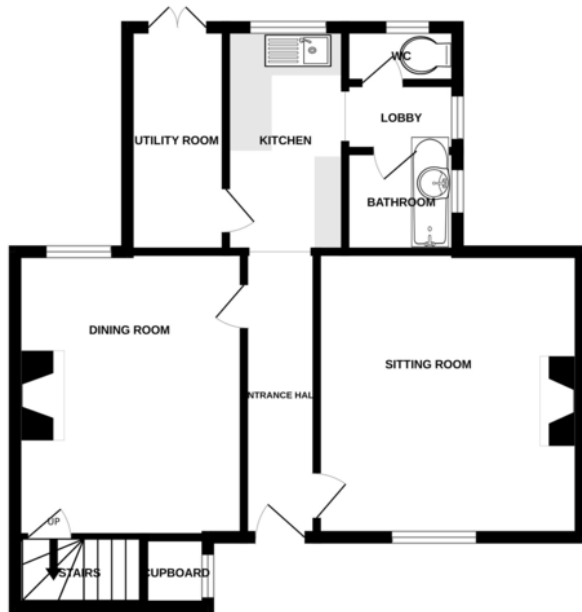
Dual oil & solid fuel heating systems.

RIGHT OF WAY Pedestrian rights of way exist across the front and rear of the property for the neighbouring house.





GROUND FLOOR
541 sq.ft. (50.2 sq.m.) approx.

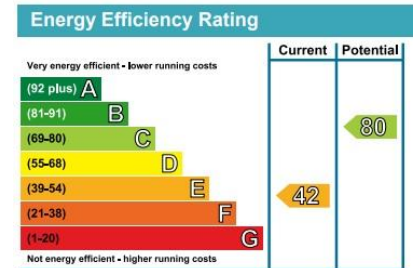


1ST FLOOR
385 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 926 sq.ft. (86.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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36 High Street, Brandon, Suffolk, IP27 0AQ
 T: 01842 813466 | F: 01842 815295
 E: brandon@chilterns.co
www.chilterns.co