



**METHWOLD ROAD**  
NORTHWOLD, THETFORD, IP26 5LJ

**£300,000**  
FREEHOLD

**Chilterns**



# METHWOLD ROAD

NORTHWOLD, THETFORD, IP26 5LJ

Chilterns

A well presented modern detached three bedroom house located in a non estate position in this popular village. Built in 2015 there is an Air Source heat pump and Upvc double glazing. Three bedrooms including an en suite, family bathroom, cloakroom, lounge, Well fitted kitchen plus utility. Good parking and gardens. Chain Free.

This individually designed and constructed modern detached house occupies a pleasant non-estate position within the sought-after Norfolk Village of Northwold. The house, which was built by the current owner in 2015 offers good sized comfortable accommodation including a rear lounge and well fitted kitchen/diner with utility room as well as a ground floor cloakroom. To the first floor there are three generous sized bedrooms, the master bedroom having built-in wardrobes as well as an en suite shower room and there is also a family bathroom.

Heating is from an air source heat pump with underfloor heating to the ground floor accommodation and radiators to the first floor. There is also UPVC sealed unit double glazing throughout.

The gardens are predominantly to the side of the house with a paved terrace at the rear and a driveway provides good parking and the opportunity to construct a garage (subject to local authority approval).

The sale of this individual property offers purchases a wonderful opportunity to acquire a comfortable modern home in a village location and early viewings are recommended.







Northwold is a Norfolk village containing a primary school; social club and church. The town of King's Lynn, with its range of shopping facilities, lies approximately 19 miles to the North and the market towns of Brandon and Thetford are located to the South, 7 and 12 miles respectively.

### ENTRANCE HALL

With UPVC sealed unit double glazed entrance door; stairs cupboard containing Air Source controls; ceramic tiled floor. Staircase leading to first floor.



### LOUNGE

11' 6" x 17' 4" (3.52m x 5.30m) Brick fireplace with slate hearth and hardwood mantle (not currently in use); UPVC sealed unit double glazed windows to rear and side aspect; UPVC sealed unit double glazed French doors to patio area.

### KITCHEN/DINER

11' 6" x 14' 7" (3.52m x 4.45m) Well fitted with modern range of matching wall and floor cupboard units incorporating single drainer, one and a half bowl sink unit with mixer tap; integrated electric oven and ceramic hob with extractor hood over; plumbing for dishwasher; Metro style splashback tiling; recessed ceiling lighting; UPVC sealed unit double glazed windows with roller blinds to front and side aspect; ceramic floor.

### UTILITY ROOM

4' 8" x 7' 7" (1.44m x 2.32m) Work services with utility space below including plumbing for washing machine; UPVC sealed unit double glazed window; ceramic tiled floor.



### CLOAKROOM

3' 5" x 5' 3" (1.06m x 1.62m) With W.C and vanity wash basin; UPVC sealed unit double glazed window; ceramic tiled floor.







Staircase leading from hallway to first floor:

**LANDING** Fitted carpet.

**PRINCIPAL BEDROOM ONE**

10' 4" x 14' 6" (3.15m x 4.44m) With sloping ceilings; two built-in wardrobe cupboards with hanging rails; radiator UPVC sealed unit double glazed window with vertical blinds; fitted carpet.

**ENSUITE SHOWER ROOM**

5' 10" x 5' 8" (1.80m x 1.74m) With sloping ceiling and Velux window; corner shower cubicle with sliding glass screens and plumbing thermostatic power shower, pedestal wash basin and W.C; chrome towel rail; cushion flooring.

**BEDROOM TWO**

11' 7" x 8' 11" (3.54m x 2.72m) Radiator; UPVC sealed unit double glazed window fitted carpet; vertical blinds.

**BEDROOM THREE**

11' 7" x 8' 0" (3.55m x 2.45m) Radiator; UPVC sealed unit double glazed window fitted carpet; vertical blinds.

**BATHROOM**

5' 5" x 8' 1" (1.67m x 2.48m) Panelled bath with shower mixer tap, pedestal wash basin and W.C.

**OUTSIDE**

The property is retained to the front by a chalk lump and brick wall. A shingled driveway provides good parking with the majority of ground being located to the side and lawn with some fencing. To the rear is a paved patio area.

**SERVICES**

Mains Water & Electricity are connected. Septic Tank Drainage. Air Source Heat Pump.

**COUNCIL TAX BAND** Band D

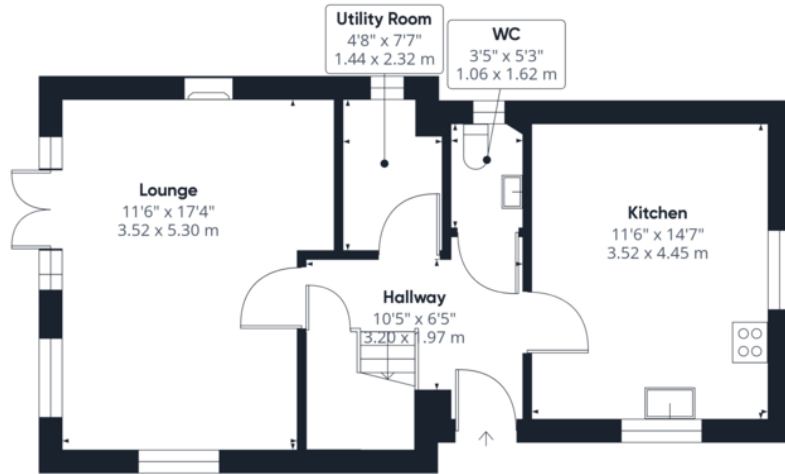
**ENERGY RATING (EPC)** Band B



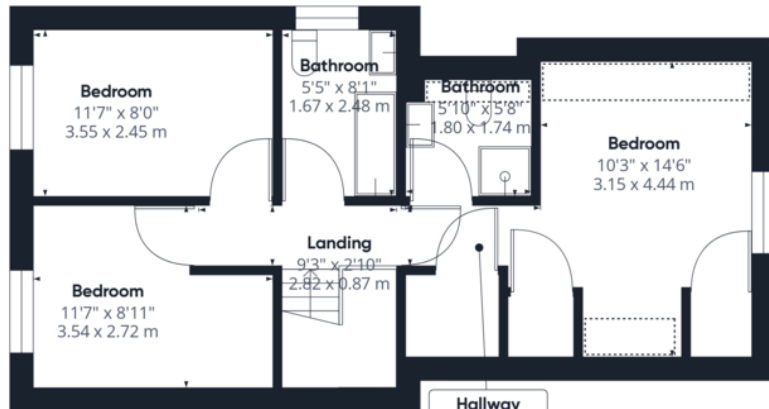








Ground Floor



Floor 1

**Hallway**  
6'5" x 2'10"  
1.97 x 0.87 m

**Approximate total area<sup>(1)</sup>**

1029.11 ft<sup>2</sup>  
95.61 m<sup>2</sup>

**Reduced headroom**

31.77 ft<sup>2</sup>  
2.95 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



36 High Street, Brandon, Suffolk, IP27 0AQ  
 T: 01842 813466 | F: 01842 815295  
 E: brandon@chilterns.co  
 www.chilterns.co