



HYTHE ROAD

METHWOLD, THETFORD, NORFOLK, IP26 4PX

£230,000

FREEHOLD

Chilterns

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Chilterns

A spacious semi detached three bedroom house situated on the outskirts of this popular west Norfolk village. The house occupies a good sized garden with a garage and driveway and benefits from a spacious lounge/diner, kitchen & Utility as well as ground floor shower room. Well presented throughout, early viewings are recommended.

This spacious semi detached three bedroom house occupies a pleasant non estate position on the western outskirts of the West Norfolk village of Methwold. The house occupies a large plot with good sized enclosed rear gardens and benefits from a generous brick paved driveway and parking area as well as a brick built garage/workshop.

The house offers well proportioned family accommodation including a spacious lounge/diner and kitchen/breakfast room as well as a ground floor shower, cloakroom and utility room. The current owners have recently carried out a number of important improvements themselves including the complete refurbishment of the first floor bathroom to create a lovely contemporary shower room. The heating system has been upgraded with a new oil boiler, and hot water cylinder upgraded and more insulation has been added in the loft. The three bedrooms have also been refurbished and redecorated and a large lean-to pergola constructed at the rear.

The sale of this property offers purchasers an excellent opportunity to acquire a good sized family home in this popular village and early viewings are recommended.





SITUATION AND LOCATION.

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.

ENTRANCE HALL

Double glazed external Upvc double glazed entrance door; UPVC double glazed window to front aspect; fitted carpet; radiator; staircase leading to first floor; door leading to:-

SITTING/DINING ROOM

24' 3" x 17' 7" (7.40m x 5.37m max) L-shaped UPVC double glazed windows to front and rear aspect; Upvc double glazed sliding door to rear aspect; fitted carpet; three radiators; cupboard under staircase; additional fitted storage cupboard; door leading to:-

KITCHEN/DINING ROOM

18' 8" x 15' 8" (5.69m x 4.80m) L-shaped extreme measurements Range of floor cupboard units with work surfaces over incorporating stainless steel sink unit with mixer tap and drainer; tiled splash backs and surrounds; space for slot-in electric oven; plumbing for dishwasher; space for refrigerator; triple aspect UPVC double glazed windows; radiator; pine panelled ceiling; vinyl floor tiles.

INNER LOBBY

Radiator; ceramic tiled floor; wall mounted electric fan assisted heater. Tiled shower recess shower tray and electric shower over.





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CLOAKROOM

With WC; hand wash basin; part tiled walls; aluminium framed double glazed window; vinyl flooring.

UTILILITY ROOM

7' 8" x 6' 4" (2.36m x 1.94m) Range cupboard units with work surfaces over incorporating stainless steel sink unit with mixer tap and drainer; plumbing for washing machine; space for tumble dryer; floor mounted Grant oil fired boiler and hot water cylinder (serving central heating and domestic hot water); UPVC double glazed windows; UPVC double glazed external door opening to rear garden.

LANDING

Upvc sealed unit double glazed window to front aspect; fitted carpet; loft hatch.

BEDROOM 1 13' 2" x 10' 10" (4.02m x 3.31m) UPVC double glazed window with vertical blinds to rear aspect; fitted carpet; radiator; range of fitted storage units along one wall.

BEDROOM 2 10' 5" x 8' 11" (3.20m x 2.72m) UPVC sealed unit double glazed window with roller blind to rear aspect; fitted carpet; radiator.

BEDROOM 3 6' 7" x 4' 1" (2.02m x 1.27m) UPVC double glazed window with roller blind to front aspect; fitted carpet; radiator; built in storage cupboard.

BATHROOM 8' 8" x 7' 1" (2.65m x 2.17m) Newly fitted suite comprising walk-in shower enclosure with plumbed in thermostatic shower (rain and hand held), glass shower screen; vanity washbasin with drawers below and WC; part tiling to walls; recessed LED lighting; chrome heated towel rail; UPVC double glazed window; cushion flooring.

OUTSIDE

There is a small grassed area to the front garden. A brick paved driveway and parking area provides good off road parking and leads along the side of the house to the:

GARAGE/WORKSHOP 24' 2" x 11' 4" (7.37m x 3.47m) Up and over door; power and light; door to side aspect opening to rear garden; two windows to side aspect.

A wrought iron gate at the side provides access into the rear garden. This is a good sized garden enclosed by fencing and predominantly lawned. There is a patio area and a large timber pergola at the rear of the property.

SERVICES

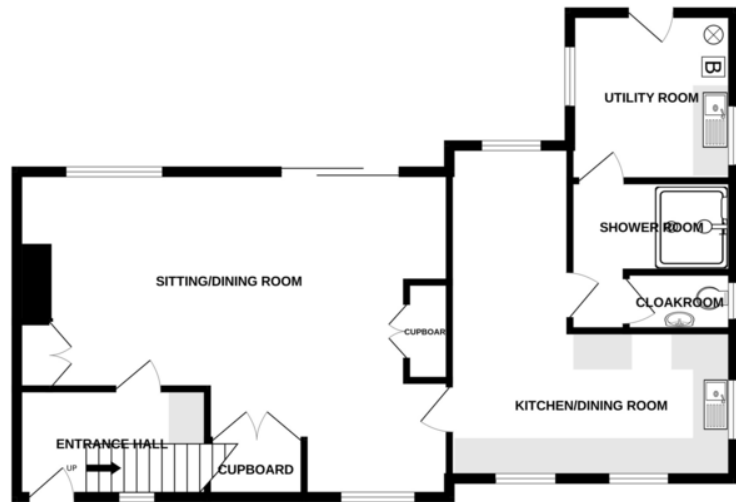
Mains water & electricity and drainage are connected.
Oil Fired Central Heating.

COUNCIL TAX BAND Band B
ENERGY RATING - D

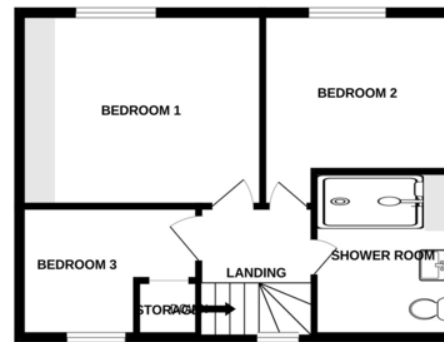




GROUND FLOOR
802 sq.ft. (74.5 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1244 sq.ft. (115.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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