



HYTHE ROAD

METHWOLD, IP26 4PU

£275,000

FREEHOLD

Chilterns

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Chilterns

An established semi-detached family home which has recently renovated throughout and has equally been cleverly extended to offer the benefits of open plan accommodation and is pleasantly situated in a non-estate position within this popular West Norfolk village whilst still enjoying a good sized enclosed rear garden.

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.





SITUATION & LOCATION

This delightful semi-detached family home occupies a good sized plot and is situated in a non-estate position within the village of Methwold, a popular and sought after area in West Norfolk. The property has recently been thoughtfully refurbished and extended by the present owners and now offers comfortable well appointed and contemporary accommodation throughout.

Having originally been constructed as a two bedroom home, the current owners have created a two storey extension to the property to provide a wonderful open plan living room/kitchen, the well planned kitchen includes a range of integrated appliances and the living benefits from bi-fold doors opening onto the rear garden. There is a separate snug/office as well as useful utility room. In addition they have created a further bedroom and now offer three first floor bedrooms and bathroom.

The extensive refurbishment program included the installation of an air source heating system, an electrical rewire and newly plastered walls and ceilings. New flooring has been laid throughout and the property has been completely redecorated. The good sized gardens are to the front, side and rear.

The sale of this property offers purchasers an excellent opportunity to acquire not only a good sized family home, but a property that has been tastefully refurbished and is ready to move into. Early viewings are recommended.

ENTRANCE HALL

With composite entrance door, laminate flooring, staircase leading to first floor.





OPEN PLAN KITCHEN/LIVING ROOM

KITCHEN AREA Well fitted kitchen with range of matching wall and floor cupboard units incorporating single single drainer sink unit, built in electric oven and hob with extractor over, built-in fridge/freezer, radiator, laminate flooring, UPVC sealed unit double glazed window and door to outside.

LOUNGE AREA Laminate flooring, Underfloor heating, UPVC double glazed window and UPVC double glazed bifold doors leading to rear garden, under stairs storage cupboard.

DINING ROOM/STUDY Fitted carpet, radiator, fireplace, UPVC double glazed window.

UTILITY ROOM Plumbing for automatic washing machine, WC, wash hand basin with vanity storage beneath, air source heating manifold and hot water cylinder, UPVC double glaze window.

STAIRCASE FROM ENTRANCE HALL LEADING TO FIRST FLOOR

LANDING Fitted carpet.

BEDROOM ONE Fitted carpet, radiator, built-in wardrobe cupboards, UPVC double place window

BEDROOM TWO Fitted carpet, radiator, Upvc double glazed window.

BEDROOM THREE Fitted carpet, radiator, Upvc double glazed window.

BATHROOM Comprising of panelled bath with plumbed in shower over, WC, wash hand basin, heated towel rail, UPVC double glaze window.

OUTSIDE

The front garden is chiefly laid to lawn with a shingle driveway. The good sized rear garden is enclosed by fencing and is chiefly laid to lawn with a variety of established trees.

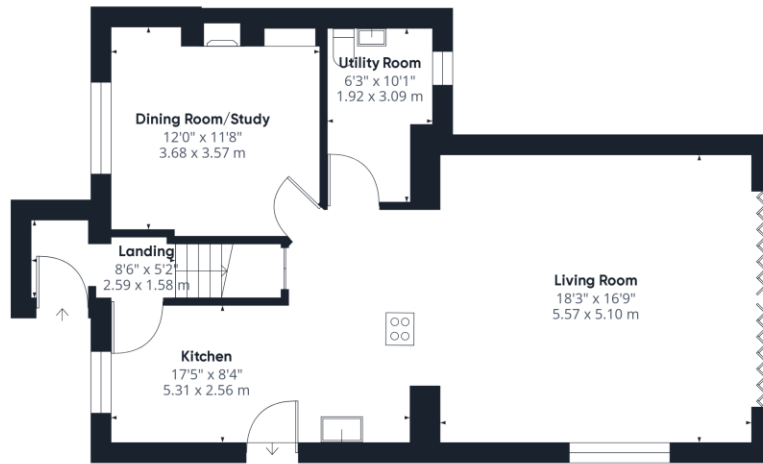
SERVICES Mains water, drainage and electric. Air source heating.

EPC RATING To Follow.

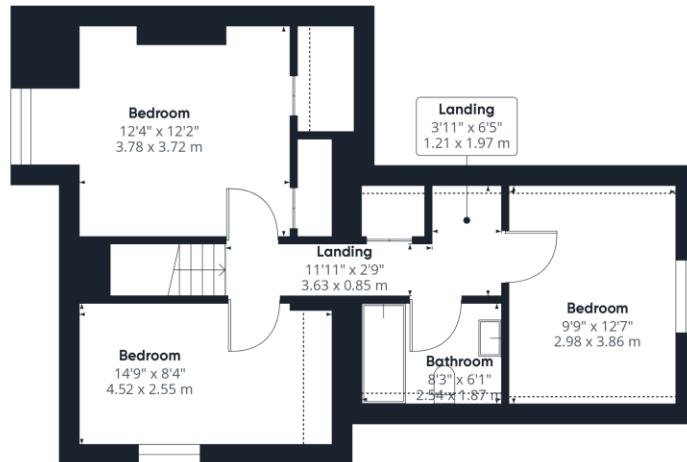
COUNCIL TAX Band A







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1320.19 ft²
122.65 m²

Reduced headroom

26.48 ft²
2.46 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



EPC To Follow

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