



CHURCH LANE

NORTHWOLD, NORFOLK, IP26 5LY

£290,000

FREEHOLD

Chilterns

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NORTHWOLD, THETFORD, NORFOLK, IP26 5LY

Chilterns

A good sized detached three bedroom bungalow enjoying a non estate position down a quiet lane in this popular village. The property enjoys a generous plot with a driveway and double garage and backs on to fields. There is oil heating and Upvc double glazing. Viewings are recommended.

Built in the 1960's, this individually designed detached bungalow has remained in the same ownership since new and this is the first time the property has been sold on the open market. Occupying a good sized garden plot and located in a non estate position down a quiet lane on the edge of the village, the bungalow includes well laid out accommodation including three bedrooms, a lounge to the front, kitchen at the rear, a shower room and separate WC. A rear porch has been constructed off the kitchen and there is oil fired central heating and Upvc double glazing. The established gardens are enclosed at the rear and back on to fields. The gardens include a large parking area and double garage.

The bungalow has been well maintained over the years but offers a great opportunity to those purchasers seeking a home with potential and scope for further improvement in such a pleasant location. Viewings are recommended.

Northwold is a Norfolk village containing all the usual village amenities including a public house; primary school; a 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,





ENTRANCE HALL

With UPVC sealed unit double glazed entrance door; radiator; access to loft space; fitted carpet.

LOUNGE

16' 9" x 10' 0" (5.11m x 3.07m)

UPVC sealed unit double glazed window with vertical blinds; radiator; fitted carpet.

KITCHEN

12' 6" x 8' 2" (3.82m x 2.51m)

Fitted range of matching wall and floor cupboard units with work surfaces over incorporating single drainer, stainless steel sink unit; plumbing for washing machine; built in electric oven and ceramic hob with extractor hood over; larger cupboard with shelving; airing cupboard with insulated copper cylinder and immersion heater; radiator; Warmflow floor mounted oil fire boiler (serving central heating and domestic hot water); cushion flooring; softwood framed glazed door leading to:

REAR PORCH

Of part brick construction with UPVC sealed unit double glazed window and door to outside; radiator; cushion flooring.

BEDROOM ONE (FRONT)

11' 5" x 10' 8" (3.49m x 3.26m)

Radiator; UPVC sealed unit double glazed window.

BEDROOM TWO (SIDE)

11' 4" x 10' 1" (3.47m x 3.09m)

Radiator; UPVC sealed unit double glazed window; carpet.

BEDROOM THREE (REAR)

11' 6" x 10' 2" (3.51m x 3.11m)

Radiator; UPVC sealed unit double glazed window with vertical blinds; fitted carpet.





SHOWER ROOM

5' 7" x 5' 2" (1.71m x 1.59m)

Tiled shower cubicle with electric shower and sliding glass screens; vanity wash basin; ladder style towel rail/radiator; fully tiled walls and ceramic tiled floor.

SEPARATE W.C

Radiator; UPVC double glazed window with roller blind; cushion flooring.

OUTSIDE

The property occupies a generous plot with good size gardens to the front and rear. The front garden is partly retained by a dwarf wall and predominantly paved with various beds and borders. A shingled driveway Leads along the side of the bungalow through a rough iron gate to the rear and opens up into a large shingled parking area/courtyard. This leads to the:

DOUBLE GARAGE

Metal framed and clad in asbestos corrugated sheets.

The rear garden is enclosed by a mixture of fencing and hedging and there is a lawned area with various ornamental and evergreen shrubs and trees as well as a rose arbour, beds and borders. The garden backs onto open fields.

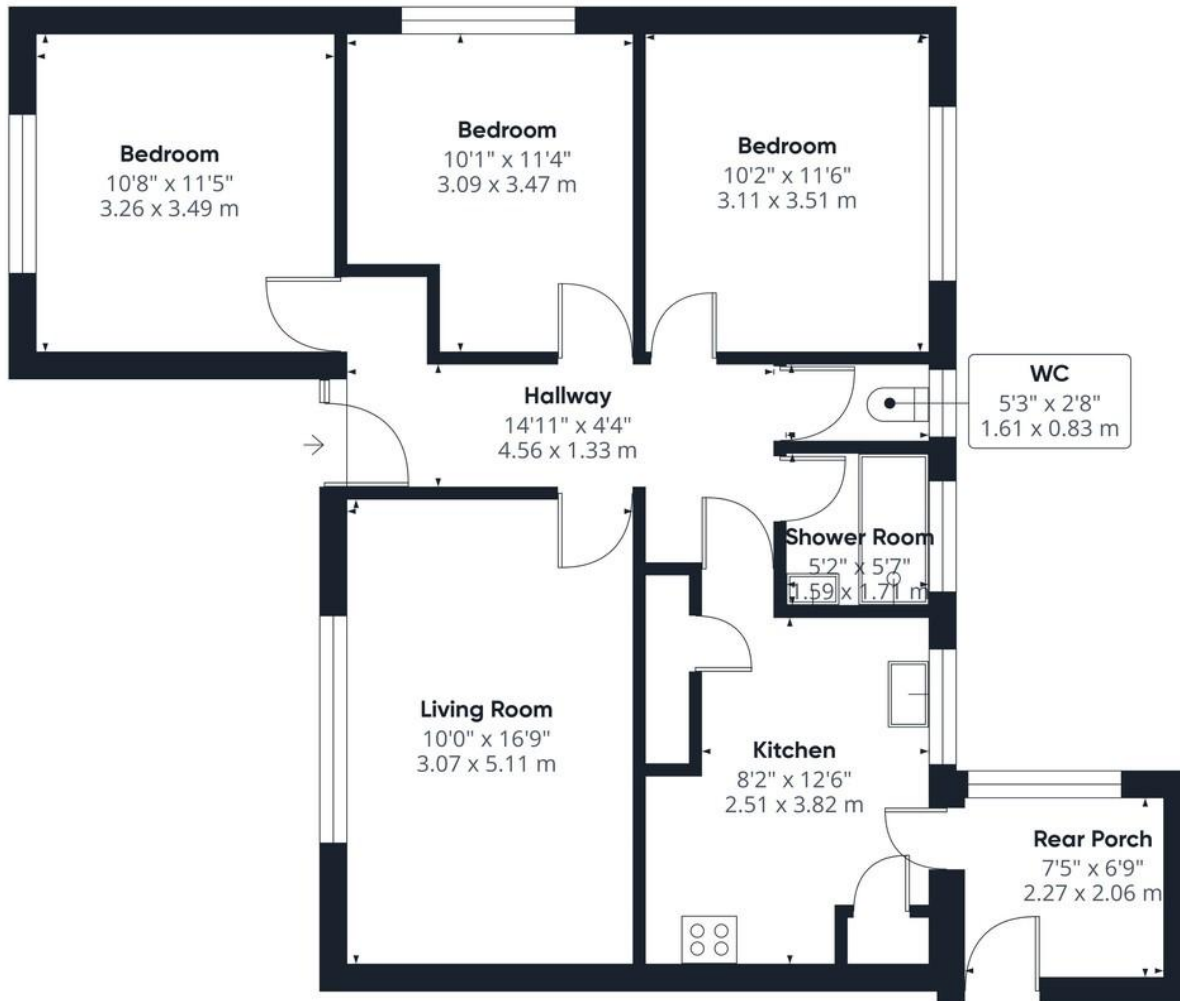
EPC RATING F

COUNCIL TAX BAND C

SERVICES Mains water and electricity are connected. Septic tank drainage. Oil Fired Central heating to radiators.







Approximate total area⁽¹⁾

844.1 ft²
78.42 m²

(1) Excluding balconies and terraces

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



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	21 F	
1-20	G		

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