



WHITEPLOT ROAD

METHWOLD HYTHE, IP26 4QP

£270,000

FREEHOLD

Chilterns

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METHWOLD HYTHE, IP26 4QP

Chilterns

An exceptionally well presented two bedroom cottage set in this semi-rural West Norfolk village offering charm and character throughout as well as quality fixtures and fittings yet offering the modern convenience of air source heating and solar panels. Offered to the market with viewings highly recommended.

The small village of Methwold Hythe lies approximately 1 mile North-West of the larger village of Methwold.

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; social club; sports facilities and other amenities.

The Suffolk market town of Brandon is approximately 7 miles away with Thetford lying approximately 14 miles to the East and Downham Market and King's Lynn lying 11 and 19 miles to the North.





SITUATION & LOCATION

An exceptionally well presented two bedroom end of terraced cottage set in a non-estate position within this semi-rural West Norfolk village.

Having undergone a programme of improvement, the current owners have lovingly upgraded this cottage and is now full of charm and character throughout to include wood burning stove in the living room as well as fireplace that could be reinstalled within the kitchen. Further benefits include well fitted kitchen, a useful utility room that was formerly the ground floor bathroom which could be reinstated by a purchaser as well as two double bedrooms to the first floor and a well fitted shower room.

Recently the owners have had air source heating installed as well as solar panels therefor offering a wealth of charm and countryside living with the benefits of modern thermal efficiency.

Standing in lovely, well maintained gardens, this particular cottage should be viewed to appreciate the accommodation on offer.

ENTRANCE HALL

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

LOUNGE 12' 3" x 11' 8" (3.74m x 3.58m)

Laminate flooring, radiator, fireplace housing wood burning stove, UPVC double glazed window

KITCHEN/DINER 15' 9" x 8' 10" (4.81m x 2.70m) Range of matching floor cupboard units with work surfaces over incorporating ceramic sink, space for electric cooker with extractor hood over, plumbing for dishwasher, radiator, tiled floor, UPVC double glazed window.

REAR LOBBY

Tiled floor, composite door leading to outside.

GROUND FLOOR CLOAKROOM 6' 11" x 5' 11" (2.11m x 1.81m) With WC, wash hand basin with vanity storage beneath, plumbing for automatic washing machine, radiator, tiled floor, UPVC double glazed window.





LANDING

Fitted carpet, access to loft space

BEDROOM ONE 11' 9" x 10' 7" (3.60m x 3.25m)

Fitted carpet, radiator, built in double wardrobe cupboard, built in single wardrobe cupboard and further cupboard over stairs, UPVC double glazed window.

BEDROOM TWO 9' 3" x 8' 8" (2.82m x 2.66m)

Fitted carpet, radiator, built-in single wardrobe cupboard, UPVC double glazed window.

SHOWER ROOM 5' 11" x 4' 11" (1.82m x 1.52m) Comprising of corner shower cubicle with electric shower, WC, wash hand basin, radiator, cushion flooring.

OUTSIDE

The front garden is chiefly laid to is laid shingle with a variety of plants and bushes.

The rear garden is enclosed by fencing and is chiefly laid to lawn and within the rear garden there is a useful brick and tiled outbuilding with light and power. Within the rear garden is a timber summer house and bar, both with electric. The lawned areas a further complimented by borders containing a variety of shrubs, plants and bushes.

We are advised by our clients that a right of way exists for the neighbouring property through the rear garden, equally there is a right of way for the neighbours through the front garden to provide access to their section of the outbuilding.

SERVICES Mains water and electric. Air source heating. Private drainage via a septic tank.

EPC RATING To be confirmed.

COUNCIL TAX BAND Band A

AGENTS NOTE Please be advised that the solar panels are owned outright by the current vendors.







Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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