



WHITEPLOT ROAD OIEO £400,000

METHWOLD HYTHE, IP26 4QP

FREEHOLD

Chilterns

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Chilterns

An exceptionally well presented modern detached family home set in a non estate position within this semi-rural West Norfolk village. Offering spacious and well laid out semi-open plan accommodation, viewings are highly recommended to appreciate the accommodation on offer.

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

Welcome to this stunning modern four-bedroom detached house, where sleek architectural design meets everyday comfort and luxury. Situated in a pleasant semi-rural village, this property offers generous living space, high-end finishes, and a seamless indoor-outdoor lifestyle.

The ground floor boasts an expansive open-plan layout, featuring a bright and airy living area with dining area leading to an integrated kitchen. A conservatory opens directly onto a landscaped garden through French doors, perfect for entertaining or enjoying summer evenings. To the first floor the home offers four well-proportioned bedrooms. The principal suite includes a range of fitted wardrobes and en-suite shower room. Three additional bedrooms provide flexibility for growing families supported by a well appointed family bathroom.

Additional highlights include a separate utility room, study, underfloor heating to the ground floor and a private driveway with an integral garage. Energy-efficient and meticulously finished, this home is designed to offer style, space, and convenience.

ENTRANCE HALL

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

CLOAKROOM

With W.C, wash hand basin.

LOUNGE/DINER 13' 6" x 12' 11" (4.13m x 3.94m) Laminate flooring, under floor heating, UPVC double glazed window and UPVC double glazed French doors leading to:-

KITCHEN/DINER 32' 6" x 10' 0" (9.92m x 3.05m) Range of matching wall and floor cupboard units with work surfaces over incorporating one and a half bowl sink unit, built-in electric oven and hob with the extractor hood over, built in fridge/freezer, plumbing for dishwasher, underfloor heating, UPVC double glazed window.





CONSERVATORY 12' 2" x 11' 2" (3.71m x 3.42m)

Comprising of brick base with UPVC double glazed windows and poly-carbonate roof, tiled floor with underfloor heating, UPVC double glazed French doors opening onto rear garden.

STUDY 12' 2" x 7' 6" (3.71m x 2.30m) Laminate flooring, underfloor heating, UPVC double glazed window.

UTILITY ROOM 12' 3" x 5' 3" (3.74m x 1.61m) Range of floor cupboards with work surfaces over incorporating single drainer stainless steel sink unit, plumbing for automatic washing machine, underfloor heating, door leading to:-

LANDING Fitted carpet, access to loft space.

BEDROOM ONE 12' 7" x 12' 6" (3.86m x 3.83m) Fitted carpet, range of fitted wardrobe cupboards, radiator, UPVC double glazed window.

EN SUITE SHOWER ROOM Comprising of shower cubicle with plumbed in shower, WC, wash hand basin with vanity storage, heated towel rail, cushion flooring, UPVC double glazed window.

BEDROOM TWO 13' 1" x 12' 9" (4.00m x 3.89m) Fitted carpet, radiator, built in double wardrobe cupboard, UPVC double glazed window.

BEDROOM THREE 15' 5" x 9' 1" (4.71m x 2.77m) Fitted carpet, built in double wardrobe, cupboard, radiator, UPVC double glazed window.

BEDROOM FOUR 10' 8" x 9' 1" (3.27m x 2.77m) Fitted carpet, radiator, UPVC double glazed window.

BATHROOM White suite comprising of panelled bath with mixer shower over, WC, wash hand basin, cushion flooring, heated towel rail, UPVC double glazed window.

OUTSIDE The front garden is laid shingle and provide parking for a number of vehicles and leads to the integral garage.

The rear garden is enclosed by fencing and is chiefly laid to lawn with a pave patio area within the garden is a timber garden shed with power. There are shingled areas containing a variety of bushes.

INTEGRAL GARAGE 21' 8" x 10' 0" (6.62m x 3.05m) With electric roller door, light and power, hot water cylinder, UPVC double glazed door leading to rear garden.

SERVICES Mains water and electric.
Water treatment plant drainage system
Air Source Heating

COUNCIL TAX Band E

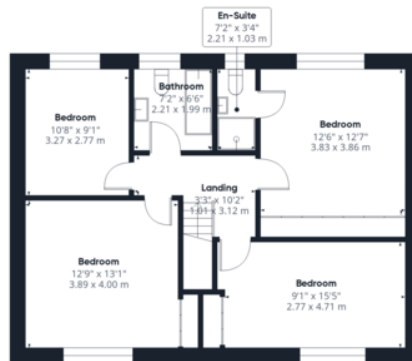
EPC RATING Band C







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1829 ft²
169.9 m²

Reduced headroom

10 ft²
0.9 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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