



WEST END

NORTHWOLD, THETFORD, NOROFLK, IP26 5LE

£375,000

FREEHOLD

Chilterns

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Chilterns

A charming and delightful detached period house situated in this popular village. Well presented throughout with many recent improvements, this lovely three bedroom home offers comfortable accommodation including three reception rooms, a large well fitted kitchen/diner, newly installed oil heating, double glazing and a garage. Viewings recommended.

Pleasantly situated just off West End in this popular west Norfolk village, this delightful period house occupies a good sized mature plot with well tended mature gardens and offers generous and comfortable accommodation throughout. Having been further improved by the current owners recently, the property now boast a lovely well fitted kitchen/diner with conservatory off. The property has been rewired and a new oil fired central heating system installed with external oil boiler. The cosy sitting room now benefits from a wood burning stove and the property has been decorated throughout. In addition there is a separate dining room, useful utility room and ground floor cloakroom. To the first floor there are three bedrooms and a walk-in shower room. There is also Upvc double glazing. There is a good sized driveway which provides good parking for several vehicles plus a useful brick and tiled garage.

The sale of this charming home offers an excellent opportunity to those purchasers seeking a home of character 'ready to move into' in a pleasant village environment. early 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, 7 and 12 miles respectively.





OPEN BRICK AND TILED PORCH-WAY

RECEPTION HALLWAY 8' 8" x 11' 0" (2.66m x 3.37m)

With UPVC sealed unit double glazed entrance door; radiator; oak flooring; under stairs storage cupboard; cloaks cupboard with shelving.

CLOAKROOM With W.C and vanity hand basin, ceramic tiled floor; UPVC sealed unit double glazed window.

SITTING ROOM 11' 11" x 13' 5" (3.65m x 4.10m)

UPVC sealed unit double glazed windows; radiator; fireplace incorporating wood burning stove on brick hearth; fitted carpet.

DINING ROOM / STUDY 10' 3" x 10' 10" (3.14m x 3.31m)

UPVC sealed unit double glazed window; radiator; fitted carpet.

UTILITY ROOM 8' 2" x 4' 3" (2.51m x 1.32m) With plumbing for washing machine and space for dryer; work surfaces and wall cupboard units; UPVC sealed unit double glazed window and door to outside; ceramic tiled floor.

KITCHEN/BREAKFAST ROOM 12' 0" x 20' 3" (3.67m x 6.19m) Fitted range of matching wall and floor cupboard units with oak block work surfaces over incorporating single drainer sink unit with mixer tap, slot in range style Smeg oven with induction hob and extractor canopy over all in stainless steel finish with tile splash-back; two radiators; plumbing for dishwasher and space for fridge freezer; oak flooring; brick feature fireplace with pamment hearth and great; UPVC sealed unit double glazed windows. UPVC sealed unit double glazed French doors leading to:





CONSERVATORY 12' 10" x 10' 7" (3.92m x 3.24m) Of part brick construction with UPVC sealed unit double glazed windows and French doors to outside – under a poly-carbonate opaque roof; radiator; ceramic tile floor; chalk lump and brick feature wall.

Staircase leading to first floor.

LANDING Radiator; Velux window; storage cupboard with shelving; fitted carpet.

BEDROOM ONE 12' 2" x 11' 5" (3.71m x 3.48m)
Radiator; UPVC sealed unit double glazed windows; fitted carpet.

BEDROOM TWO 10' 5" x 10' 9" (3.18m x 3.30m)
Radiator; two UPVC sealed unit double glazed windows; fitted carpet.

BEDROOM THREE 8' 11" x 11' 6" (2.73m x 3.52m)
Radiator; UPVC sealed unit double glazed windows; fitted carpet.

SHOWER ROOM Walk in shower area with electric shower, rail and curtain; vanity wash basin and W.C; fully tiled walls; radiator; UPVC sealed unit double glazed window; nonslip floor.

OUTSIDE Vehicular access to the property is off West end over a shared private driveway. This leads into the property and there is an extensive courtyard/parking area which provides good parking for several vehicles and leads to the:

BRICK & TILED GARAGE With up and over door, light and power.

The majority of garden ground is situated to the side of the property and is partly retained by an attractive chalk lump and brick wall as well as some fencing. This garden is neatly lawned with borders containing a

variety of shrubs and bushes as well as a small patio area at the bottom of the garden and a timber garden shed. The garden enjoys a sunny aspect and includes a sunken patio with two steps up to the garden.

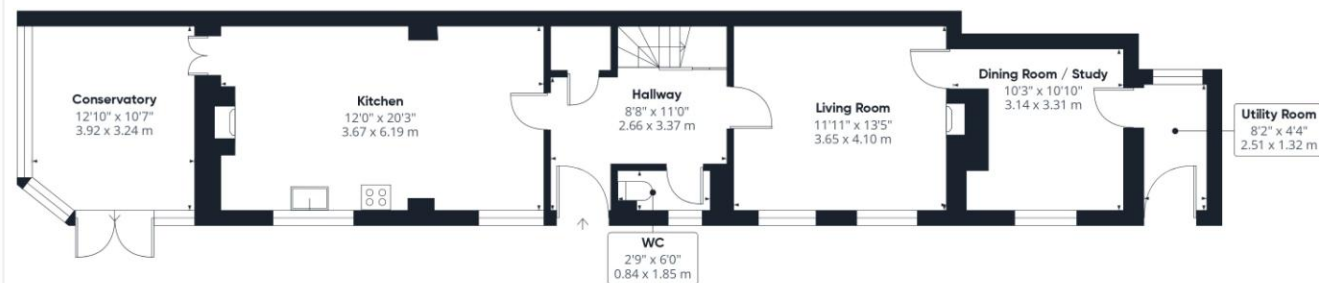
EPC RATING F

COUNCIL TAX BAND C

SERVICES Mains water and electricity, septic tank drainage, oil central heating to radiators.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1268 ft²

117.8 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 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		79 C
55-68	D		
39-54	E		
21-38	F	23 F	
1-20	G		

Chilterns



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