



CROWN STREET

METHWOLD, THETFORD, IP26 4NR

£250,000

FREEHOLD

Chilterns

CROWN STREET

METHWOLD, THETFORD, IP26 4NR

Chilterns

A charming Period cottage built in traditional local materials and boasting comfortable accommodation over three floors including a sitting room, garden room and large kitchen diner. Well presented throughout with a first floor bathroom, LPG (Calor) heating system, double glazing and enclosed rear garden. Viewings recommended.

This charming period cottage is pleasantly located in the popular west Norfolk village of Methwold. Built in traditional materials synonymous with the local area including flint, brick and chalk lump, the house includes well presented accommodation over three floors. The cosy sitting room has a wood burning stove and to the rear of the property is a more modern single storey garden room. The kitchen/diner is good sized and well fitted and the bathroom is the the first floor along with two of the bedrooms. To the second floor is a further bedroom/Attic room, currently used as an art studio.

The property benefits from a modern heating system with an LPG (gas fired) combi boiler which serves radiators and there is Upvc double glazing. The pretty rear garden is enclosed and includes a timber workshop and timber shed.

The sale of this property offers an excellent opportunity to those purchasers seeking a period home of good proportions in a village location and early viewings are recommended.





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 Edit | Dele

GARDEN ROOM

7' 0" x 9' 10" (2.15m x 3.02m) With composite entrance door, UPVC sealed unit double glazed windows and French doors to rear garden, radiator, cushion flooring.

KITCHEN/DINING AREA

12' 8" x 13' 9" (3.88m x 4.21m) Well fitted with range of matching wall and floor cupboard units with work surfaces over incorporating single drainer stainless steel sink unit with mixer tap; integrated electric oven and ceramic hob with extractor canopy over, plumbing for washing machine and slimline dishwasher, under pelmet lighting, radiator, UPVC sealed unit double glazed windows, including two sash windows with roller blinds, cushion flooring, staircase leading to first floor.

SITTING ROOM

12' 8" x 13' 9" (3.88m x 4.21m) Fireplace incorporating wood burning stove and slate hearth, UPVC sealed unit double glazed windows to front aspect with Venetian blinds, radiator, exposed floor joists, laminate flooring.

Staircase leading from kitchen/dining room to first floor:

LANDING

Fitted carpet.





BEDROOM ONE

13' 2" x 13' 3" (4.02m x 4.06m) UPVC sealed unit double glazed windows to front aspect, radiator, built-in double wardrobe cupboard with hanging rails and shelving, cupboard housing Ideal gas fired (LPG) combi boiler (serving central heating and domestic water), fitted carpet.

BEDROOM TWO

8' 5" x 13' 6" (2.58m x 4.14m) UPVC sealed unit double glazed windows, radiator, fitted carpet.

Staircase leading from landing to second floor:

BEDROOM THREE / ATTIC ROOM

9' 1" x 14' 9" (2.78m x 4.50m) With vaulted ceiling, radiator, UPVC sealed unit double glazed window, expose timber floor.

OUTSIDE

The property fronts directly onto Crown Street. A private shared driveway to the side of the house provides vehicular and pedestrian access into the rear garden. The parking within the rear garden is currently taken up by the Timber Workshop.

The pretty rear garden offers a high degree of privacy and is enclosed by fencing and walling. Beds and borders contain a variety of shrubs and bushes and there is a small lawned area as well as a paved area.

Within the garden, there is a timber garden shed as well as a larger timber shed/workshop and a timber store for the LPG bottles.

SERVICES - Mains water and electricity are connected. Septic tank drainage. LPG gas fired combi boiler serving central heating and domestic hot water.

CONSTRUCTION - The property is of chalk lump, flint and brick construction with some rendered elevations under a pantiled roof. To the rear, the garden room is of cavity brick construction under a flat felted roof.

ENERGY RATING (EPC) Pending

COUNCIL TAX BAND B







EPC TO FOLLOW

Chilterns



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