

26 High Street - Guide Price £205,000

Methwold Norfolk IP26 4NT

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Guide Price £205,000

The Property

A rare opportunity to acquire a detached two bedroom house located in a village location with garage, modern bathroom and enclosed rear garden.

Overview

This detached house is located in a non-estate location in the Norfolk village of Methwold. The village offers local amenities including a post office, public house, fish and chip take away and both primary and secondary schools. A further range of amenities can be found in the market towns of Brandon, Thetford and Downham Market.

The accommodation is deceptively spacious having a lounge to the front, a dining area open plan onto the kitchen and a utility room on the ground floor with two double bedrooms and a modern bathroom on the first floor.

Outside the property benefits from off road parking for two cars, an attached brick built garage and an enclosed rear garden. The property benefits from oil fired radiator heating and predominantly UPVC double glazing throughout.

In further detail the accommodation comprises:-

A part glazed UPVC door opens to:

Entrance Hall

With radiator; tiled flooring; stairs leading to first floor; under stair storage cupboard; doors to:

Lounge

11'10" x 10'6"

With open fireplace with tiled hearth and cast iron effect surround with alcove shelving to each side; Parkay flooring; UPVC bay window to fronted with fitted window seat.

Cloakroom

Fitted with a white suite comprising low level w.c.; slimline vanity wash hand basin with mixer tap and storage cupboards beneath; tiled flooring; extractor.

Features

- DETACHED HOUSE
- VILLAGE LOCATION
- LOUNGE TO FRONT
- DINING AREA WITH MULTI FUEL BURNING STOVE
- KITCHEN & UTILITY ROOM
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM
- OFF ROAD PARKING
- ATTACHED GARAGE
- ENCLOSED REAR GARDEN

Dining Room

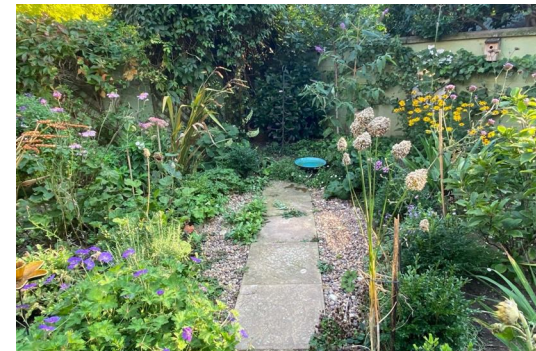
10'5" x 9'11"

With vertical radiator; multi-fuel burning stove with tiled hearth and alcove shelving to each side; stripped wooden floorboards; UPVC window to rear; UPVC window to side with fitted shutter blind; opening to:

Kitchen

8'3" x 6'9"

With a fitted range of base units and drawers with work surfaces over two sides; stainless steel circular sink with matching drainer, mixer tap and tiled splash backs; built in under oven with Hotpoint ceramic hob above; tiled flooring; UPVC window to rear; door to:





Utility Room

With work surface to one side; space and plumbing for washing machine; space for under counter fridge; floor mounted oil fired boiler; tiled flooring; window and part glazed door to garage; UPVC window and part glazed UPVC door to rear garden.

First Floor Landing

With loft access; UPVC window to side; doors to:

Bedroom One

14'11" x 10'10"

With radiator; over stair storage cupboard; UPVC window to front.

Bedroom Two

10'11" x 9'11"

With radiator; UPVC window to rear.

Bathroom

Fitted with a modern white suite comprising panel enclosed bath with mixer tap and shower attachment; dual flush low level w.c. with hidden cistern; vanity wash hand basin set with a range of white bathroom furniture; fully tiled walls; airing cupboard; towel ladder radiator; frosted UPVC window to rear.

Outside

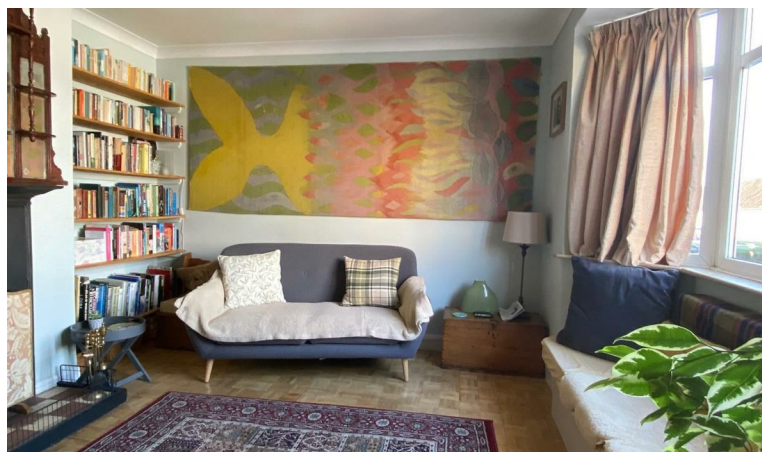
To the front of the property there is off road parking for two cars and is enclosed by low level fencing with a border housing a selection of shrubs. The parking leads to the front door with storm porch and the attached single garage.

The rear garden is fully enclosed and is divided into two parts. The first part is designed for entertaining with a covered pergola, log store and oil storage tank with steps up to the second part of the garden which has established well stocked beds and borders with a pathway meandering through.

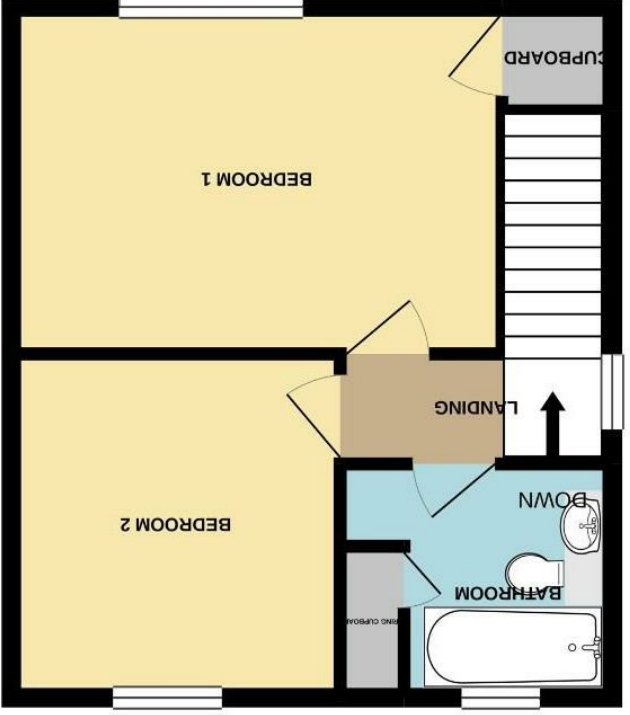
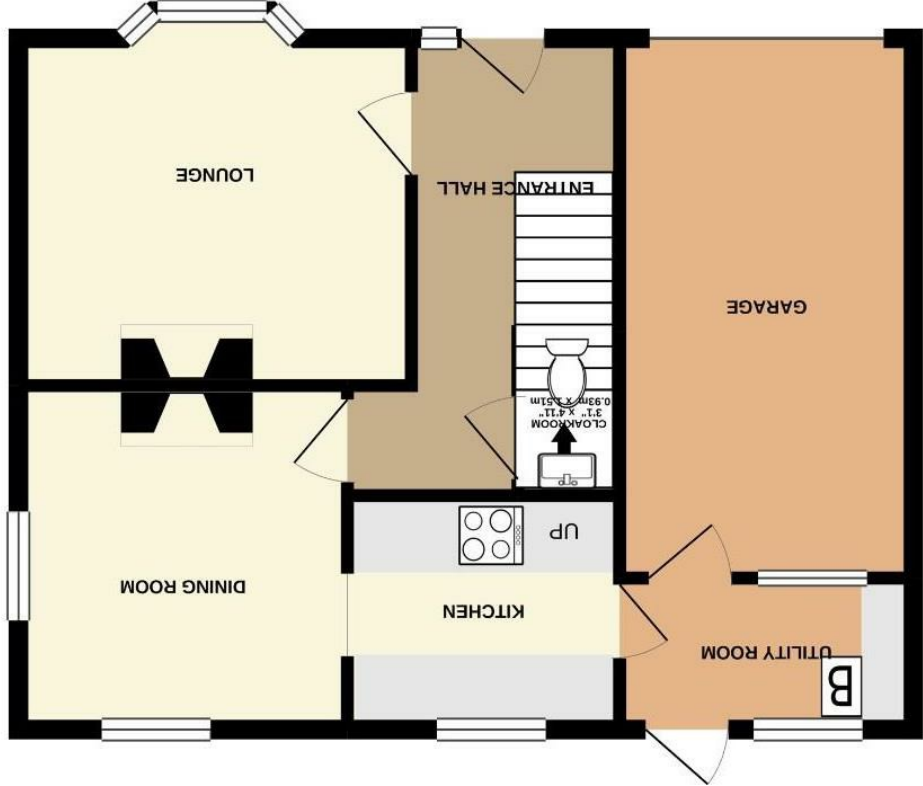
Garage

16'6" x 9'1"

With metal up and over door; power and light within; personal door and window to utility room.



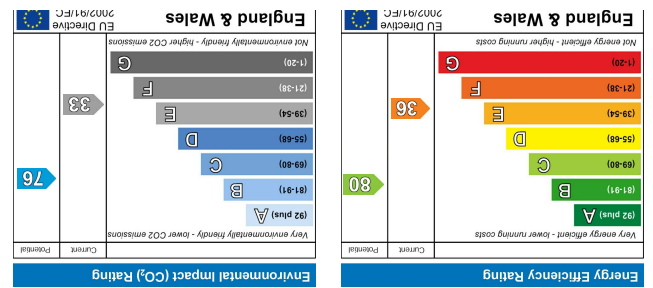
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TOTAL FLOOR AREA : 931 sq.ft. (86.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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