



3 Duvernay Croft,  
Ickburgh | Thetford | Norfolk | IP26 5JB

 FINE & COUNTRY

# CONTEMPORARY HOME, COUNTRYSIDE HEART



A beautifully designed barn-style, modern residence, this exceptional four-bedroom home combines contemporary luxury with the ease and practicality of modern country living. Built in 2019 and enjoying open farmland views to the rear, the property offers generous proportions, high-quality finishes and wonderfully light-filled living spaces designed for both family life and entertaining. With no onward chain your invitation to the country is here and there is no compromise on connectivity with rail links close by.



# KEY FEATURES

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- Modern four-bedroom barn style family home with two ensuite bathrooms
- High quality bathrooms, oversize shower cubicles & durable composite stone shower trays
- Fantastic kitchen with a separate utility and integrated appliances
- Zoned under floor heating to ground floor
- Samsung air source heat pump
- Luxury oak veneered internal doors with brushed stainless-steel ironmongery
- Garage and oak framed cart lodge
- Aluminium composite Velfac windows and external doors in anthracite grey
- Generous room sizes with open field views to rear
- No Chain

The current owners were initially drawn to the property because of its peaceful location in Ickburgh and the wonderful sense of space both inside and out. They say "It's always been a lovely feeling coming home to such a secluded and safe setting, and the surrounding views are something we have truly appreciated every day. Having moved here as a family of five, it immediately felt like the perfect place for our three daughters to grow up, enjoying the countryside, outdoor space, and a slower pace of life."

## Step Inside

Inside, a spacious entrance hall welcomes you with an abundance of natural light and practical hard flooring that flows seamlessly throughout the ground floor, ideal for busy family life and country living alike. To one side sits a cloakroom, while a substantial utility room provides excellent storage and direct access into the integral garage, perfect for unloading shopping, muddy boots, or children after outdoor adventures. The stunning kitchen breakfast room is a beautifully airy dual-aspect space designed for modern living. Integrated appliances, stylish finishes, and a sociable breakfast bar with raised shelving adds character and practicality, while the open-plan layout allows conversation to flow effortlessly as dinner is prepared. The kitchen opens naturally into the dining and sitting areas, creating a superb entertaining space filled with light from every angle. The current owners naturally gravitate towards this space, where everyone comes together, whether that's during busy weekday mornings, family dinners or simply chatting at the end of the day, and the dining area features double doors opening directly onto the gardens, seamlessly blending indoor and outdoor living during the warmer months. The sitting room enjoys triple-aspect views to the east, west and south, ensuring sunshine moves beautifully through the room across the day, creating a warm and inviting atmosphere in every season. In winter, this is the cosiest part of the house especially on darker evenings when everyone is relaxing together inside.





# KEY FEATURES

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The study offers the ever-popular hybrid working opportunity and could also make a great ground floor bedroom, playroom and TV snug, the choice is yours. Luxury finishes continue throughout, including oak veneered internal doors with brushed stainless-steel ironmonger and zoned underfloor heating across the ground floor.

## A Happy Future Proofed Home

Throughout the home, careful attention has been paid to both comfort and energy efficiency. The property benefits from a Samsung air source heat pump, an EPC rating of B with potential for an A, and the reassurance of a Build Zone warranty running until 2029. When asked what the owners will miss most, they said "What we will miss most is the feeling the house gives us. It has been a very happy family home filled with wonderful memories over the past 6 years. We will especially miss the peace and quiet, the sense of space, and the way the house and garden bring everyone together so naturally."

## Explore Upstairs

Upstairs, the sense of space and quality continues with four generously proportioned bedrooms thoughtfully designed to suit modern family life. The principal bedroom offers a calm and elegant retreat, complete with a luxurious ensuite shower room and peaceful views across the surrounding countryside. A second bedroom also benefits from its own ensuite, providing excellent comfort for guests or older children. The remaining bedrooms are served by a beautifully finished family bathroom, with each room enjoying excellent natural light and versatile proportions, suitable for family living, guest accommodation, or home working. The attention to detail and high spec finishes continue through this floor with beautifully appointed bathrooms featuring oversized shower cubicles and durable composite stone shower trays.

## Step Outside

From the moment you arrive, the home makes a striking first impression. Attractive metal roof tiling, anthracite grey aluminium composite Velfac windows and doors, and a generous gravel driveway, shared only with three lovely neighbours, create an immediate sense of quality and style with private and exclusive feel. Ample parking is complemented by an oak-framed cart lodge and integral garage, all set within fully enclosed grounds overlooking open countryside. The gardens and grounds have been designed to maximise both privacy and the stunning rural outlook and the current owners have added additional fencing, a large shed, planters, and an extended patio area, which they have made great use of during the warmer months.















LOVE





















# INFORMATION

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The wonderfully low maintenance outdoor spaces offer ample room for entertaining, children to play, or simply enjoying the peace and beauty of the surrounding landscape. Open field views stretch beyond the rear boundaries, creating an ever-changing backdrop of Suffolk countryside and delivering a wonderful sense of openness and tranquillity rarely found in modern homes. The current owners say, " We've also enjoyed growing vegetables and making the most of the garden throughout the seasons, which has been incredibly rewarding and adds so much to the lifestyle the property offers." Whether hosting summer gatherings with doors thrown open to the garden, enjoying peaceful mornings with a quiet coffee watching the sunrise from the back garden, or simply unwinding at the end of a busy day with your favourite tipple, this home will meet your needs.

## On The Doorstep

The historic and picturesque village of Ickburgh is nestled in the heart of The Brecks, enjoys real rural peace and tranquility. Nearby Mundford village offers local amenities including a well-regarded pub, cafe, fish and chip shop, butchers and sports and social club along with a well-regarded primary school. High school provision is available in Methwold, Brandon, and Thetford so there is plenty of choice.

## How Far Is It To....

Further shopping and leisure amenities are available in the nearby market towns of Brandon, Downham Market and Swaffham. The picturesque Thetford Forest along with Lynford Lake and the arboretum are only a 20-minute walk away and in around an hour you can reach the stunning Norfolk coastline. For commuters, just 10 miles away Thetford train station offers direct links to London.

## Directions:

From Diss head west on the A1066 and then North on the A134 to Mundford. Then take the A1065 North to Ickburgh. Take the Ashburton Road and Duvernay Croft is on the right-hand side.

## What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location [///chapters.cabs.playing](http://chapters.cabs.playing)

## Services, District Council and Tenure

Air Source Heat Pump Central Heating

Mains Electricity, Water & Drainage

Broadband Available - please check [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)

Mobile Phone Reception - varies depending on network provider Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) to check.

Breckland District Council - Band C

Tenure: Freehold





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