



**Church Lane, Northwold, IP26 5LY**

**welcome to**

## **Church Lane, Northwold**

Placed within the popular and historic village of Northwold comes this detached CHARACTER COTTAGE that consists of THREE BEDROOMS, a living with room with an OPEN FIREPLACE plus a CELLAR! The garden is to the front along with a GARAGE and DRIVEWAY! VIEWING IS ADVISED!

### **Summary**

Set within the highly regarded village of Northwold, this delightful detached cottage offers a wonderful blend of character, comfort and practicality, making it a home that truly needs to be viewed to be fully appreciated!

Northwold is well known locally for its charming atmosphere & strong sense of community, offering a peaceful village lifestyle while still being within easy reach of nearby market towns & their range of amenities.

The property sits prominently within its plot & is immediately appealing, with a beautiful cottage style front garden featuring decorative pathways, mature shrubs & colourful planting, creating an inviting first impression. In addition, there is a garage & a newly laid resin driveway, providing off road parking.

Stepping inside, the home continues to impress with its warm & characterful interior. A welcoming entrance hall leads through to a cosy living room, centred around a feature open fireplace, perfect for creating a homely atmosphere during the cooler months.

The country style kitchen offers plenty of space for dining and everyday living, while also maintaining the cottage's traditional charm. A particularly useful feature is the cellar, providing excellent storage or offering potential for conversion, subject to the necessary permissions.

Upstairs, the accommodation comprises three well proportioned bedrooms, plus with a family bathroom completing the accommodation.

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With door to front and stairs to the first floor landing.

#### **Living Room**

13' x 12' 5" max. ( 3.96m x 3.78m max. )

With feature open fireplace, solid wood flooring and window to front.

#### **Kitchen**

13' 1" x 11' 3" ( 3.99m x 3.43m )

With a range of fitted kitchen units at base level with work surface over, inset Butler sink unit with taps over, space and point for range style cooker, space and plumbing for washing machine/dishwasher, space for fridge/freezer, built in pantry cupboard, door to the Garage, dual aspect windows to both the front and rear, radiator and door to:

#### **Cellar**

With power and light connected.

#### **First Floor Landing**

With built in storage cupboard, window to rear and radiator.

#### **Master Bedroom**

12' 9" max. x 13' 2" ( 3.89m max. x 4.01m )

With built in storage cupboard, wooden flooring, window to front and radiator.

#### **Bedroom Two**

10' 1" x 10' 1" ( 3.07m x 3.07m )

With built in wardrobe, wooden flooring, window to front and radiator.





### **Bedroom Three**

6' 5" x 9' 11" ( 1.96m x 3.02m )

With dual aspect windows to both the front and side.

### **Bathroom**

With W.C, wash hand basin with taps over, bath with mixer tap over, window to rear and heated towel rail.

### **Outside**

The property is approached via a newly laid resin driveway which leads to the garage. A gate opens up to the main entrance of the home and also the private front garden which is enclosed and has an array of shrub and floral borders throughout, alongside decorative paths and a patio area.

### **Agents Note**

Please note that the property is served by oil fired central heating. Please contact the Branch for more details.



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)



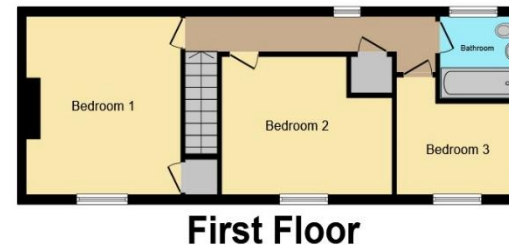
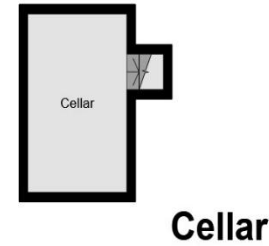
welcome to

## Church Lane, Northwold, Thetford

- Lovely Detached Cottage with Character Features
- Pleasant Norfolk Village Location
- Three Bedrooms, First Floor Bathroom
- Spacious Kitchen/Breakfast Room
- Living Room with Feature Fire
- Cellar for Storage/Conversion
- Enclosed Garden to Front
- Garage & Off Road Parking

Tenure: Freehold EPC Rating: D

Offers in Excess of  
**£290,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
BRD110925 - 0001

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01842 811058**



Brandon@williamhbrown.co.uk



18-20 High Street, BRANDON, Suffolk, IP27  
0AQ



**williamhbrown.co.uk**

