West End, Northwold, Thetford, IP26 5LE

william h brown

welcome to

West End, Northwold, Thetford

Prominently positioned in DESIRABLE NORTHWOLD, this DETACHED BUNGALOW offers THREE BEDROOMS, generous parking, a CAR PORT, conservatory, lounge with WOODBURNER & exciting scope to personalise throughout, all offered to the market with NO CHAIN!

Summary
Set back from the road, the property immediately offers excellent practicality, with ample off-road parking and a useful car port providing additional sheltered parking.

Step inside and you'll find bright, well-proportioned accommodation with plenty of versatility. The welcoming entrance hall leads into a spacious living room, where natural light pours through and a feature woodburner creates a warm and inviting focal point for cosy evenings. A well-equipped kitchen with space for dining flows into the adjoining conservatory, providing valuable additional reception space and a lovely connection with the garden.

Three good-sized bedrooms provide plenty of flexibility, with two benefiting from built-in storage, whilst the family bathroom completes the accommodation.

Outside, the rear garden offers another blank canvas, with generous space to create anything from a peaceful garden retreat to an entertaining space for friends and family.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

The Accommodation
Entrance door to:

Entrance Hall
With door to front and radiator.

Lounge
With feature woodburner, window to front and radiator.

Kitchen
With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap and drainer over, space and plumbing for washing machine, space and point for cooker, space for fridge/freezer, window to rear, radiator and door to:

Conservatory
With a UPVC surround and door leading out to the rear garden.

Bedroom One
With built in wardrobe, window to front and radiator.

Bedroom Two
With built in wardrobe, window to side and radiator.

Bedroom Three
With window to rear and radiator.

Bathroom
With W.C, wash hand basin with taps over, bath with taps and shower attachment over, window to rear and radiator.

Outside

Front Garden
To the front of the property, there is an enclosed front garden and a driveway leading to a sheltered Car Port, providing ample space for off road parking.

Rear Garden
To the rear of the property, there is a garden with access to the side and an external oil tank.

Agents Note
We have been made aware that this property is of non-standard construction. Please speak to the Branch for more details.

view this property online williamhbrown.co.uk/Property/BRD111399

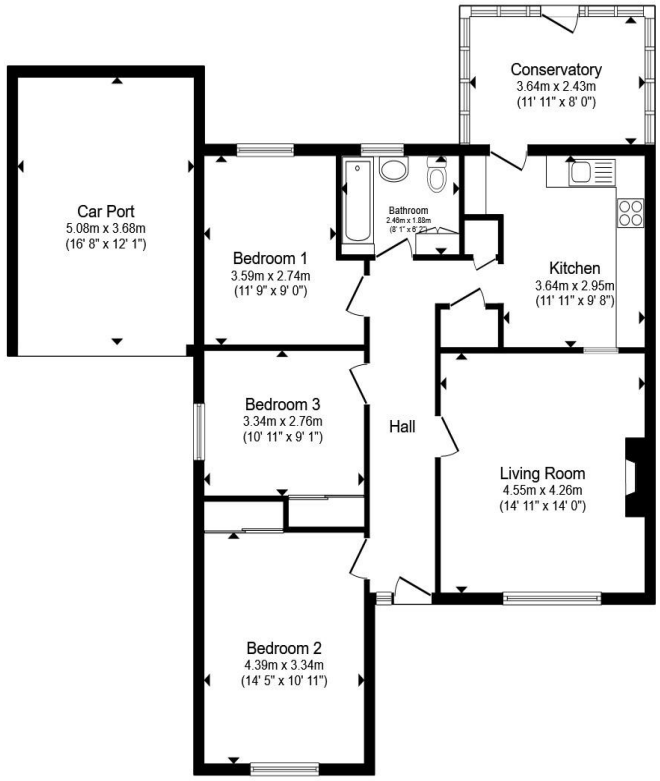
welcome to

West End, Northwold, Thetford

- Sold with No Chain!
- Detached Bungalow
- Three Good Sized Bedrooms
- Conservatory to Rear
- Desirable Village Location
- Ample Off Road Parking
- Plenty of Potenial to Modernise Throughout
- Close to Local Market Towns

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

£240,000



Total floor area 96.5 m² (1,038 sq.ft.) approx

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.propertybox.io

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The Property Ombudsman

Property Ref:
BRD111399 - 0003

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.

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