



**Thorpe Terrace, Nordelph, Downham Market, PE38 0BX**

welcome to

## Thorpe Terrace, NordelphDownham Market

A renovated & extended 4/5 bedroom semi-detached home, occupying a generous 1/3 acre plot (stms) with open field views in the semi-rural village of Nordelph. Boasting a large rear garden with various outbuildings, plus spacious & flexible internal accommodation, this family home is not to be missed!



**Accommodation:**

Double-glazed entrance door to:

**Entrance Hall**

Door to the front. Radiator.

**Open Plan Kitchen/Diner****Kitchen Area**

14' 5" x 9' ( 4.39m x 2.74m )

This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl sink & drainer unit, and space for a range-style cooker with cooker hood over. There is also space for an American-style fridge/freezer, as well as space & plumbing for a washing machine & dishwasher. Double-glazed windows to the front & side.

**Dining Area**

9' 1" x 7' 4" ( 2.77m x 2.24m )

Double-glazed windows to the side & rear. Radiator.

**Boot Room/Utility Room**

6' 8" x 6' 3" ( 2.03m x 1.91m )

Fitted with wall & base units with work surfaces over. Radiator. Double-glazed door to the rear.

**Dining Room**

15' 3" x 9' 8" ( 4.65m x 2.95m )

Two double-glazed windows to the front. Two radiators.

**Lounge**

11' 9" x 13' 5" ( 3.58m x 4.09m )

Radiator. Feature fireplace with wood burning stove. Built-in shelving & storage. Double-glazed French doors to:

**Garden Room/Guest Room**

15' 8" x 12' ( 4.78m x 3.66m )

Radiator. Fitted wardrobes. Loft access. Double-glazed sliding patio doors to the side leading to the rear garden.

**Shower Room**

Fitted with WC, wash hand basin with vanity unit & walk-in shower cubicle with rainfall shower over. Heated towel rail. Double-glazed window to the rear.

**Rear Porch**

Built-in storage cupboard. Double-glazed door to the rear.

**First Floor Landing**

Stairs from the entrance hall. Radiator. Loft access. Airing cupboard. Double-glazed window to the front offering field views.

**Bedroom One**

13' 8" x 9' 1" ( 4.17m x 2.77m )

Double-glazed window to the rear offering field views. Radiator.

**En Suite**

Fitted with WC, wash hand basin & bath with shower over. Radiator. Double-glazed window to the rear.

**Bedroom Two**

15' 5" x 10' ( 4.70m x 3.05m )

Two double-glazed windows to the front offering field views. Radiator.

**Bedroom Three**

12' x 8' 1" ( 3.66m x 2.46m )

Double-glazed window to the rear offering field views. Radiator.

**Bedroom Four**

9' 1" x 7' 8" ( 2.77m x 2.34m )

Double-glazed window to the front offering field views. Radiator.

**Bathroom**

Fitted with WC, pedestal wash hand basin & bath with shower over. Radiator. Double-glazed window to the rear.

**Outside**

To the front of the property, an extensive gravelled driveway provides off-road parking for multiple vehicles & leads to the rear parking area, where you will find a number of outbuildings, garden sheds & a greenhouse. The rear garden is split into two parts, consisting of a raised decking area which leads to a low-maintenance gravelled area. Further to this is a large lawn area, enclosed by timber fencing & backing onto picturesque fields behind.

**Agent's Note**

Waste from the property is served by a septic tank with soakaway, and heating to the property is served by oil central heating. Please contact the branch for more information if required.



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

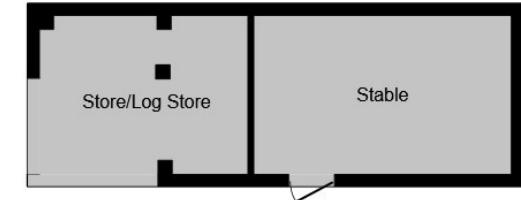




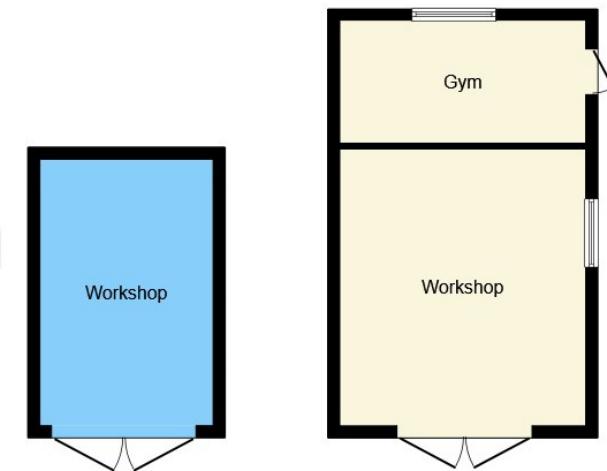
## Ground Floor



## First Floor



## Outbuilding



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)

welcome to

## Thorpe Terrace, Nordelph, Downham Market

- 4/5 bed semi-detached house
- Large 1/3 acre plot (stms)
- Multiple reception rooms
- Ground floor suite with shower room
- Field views

Tenure: Freehold EPC Rating: Awaited

# £325,000



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

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.



Property Ref:  
DHM111468 - 0004



**01366 387638**



[DownhamMarket@williamhbrown.co.uk](mailto:DownhamMarket@williamhbrown.co.uk)



2 Market Place, DOWNHAM MARKET, Norfolk,  
PE38 9DE



[williamhbrown.co.uk](http://williamhbrown.co.uk)