



**Hovells Lane, Northwold, Thetford, IP26 5NA**

**welcome to**

## **Hovells Lane, Northwold, Thetford**

A stunning FOUR BEDROOM BARN CONVERSION in the sought after village of Northwold, offering SPACIOUS & VERSATILE living, BEAUTIFULLY LANDSCAPED GARDENS with a feature fish pond, driveway & GARAGE - a true TURN KEY HOME in a peaceful setting!

### **Summary**

Tucked away along a quiet lane in the desirable village of Northwold, this beautifully presented barn conversion offers an exceptional blend of character, space & practicality.

Northwold is well regarded for its character & strong sense of community, making it a highly sought after place to call home.

Set within a generous plot, the property immediately impresses with the space both inside & out. Internally, the accommodation has been well maintained, creating a true turn key home!

A welcoming entrance hall sets the tone, complemented by a downstairs W.C & utility room. The accommodation flows effortlessly into a well equipped kitchen, before opening into a spacious family/dining room, complete with a feature fireplace - undoubtedly the heart of the home & an ideal setting for both everyday living.

Further reception space is provided by a separate study, perfect for home working, & an additional light-filled lounge, which enjoys direct access to the garden.

Upstairs, the property continues to deliver with four generous double bedrooms, three of which benefit from built-in storage, alongside a four piece family bathroom.

Externally, the home truly excels! The beautifully landscaped garden has been thoughtfully designed to create a variety of spaces for relaxing, entertaining & enjoying the outdoors. From established planting areas to seating zones & a feature fish pond, it offers a tranquil and visually striking setting, perfect for all ages and family sizes!

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With two windows to rear, stairs to the first floor landing, built in storage cupboard and radiator.

#### **Downstairs Cloakroom**

With W.C, wash hand basin with mixer tap over and window to rear.

#### **Utility Room**

With space and plumbing for washing machine, space for tumble dryer and window and door to rear.

#### **Lounge**

With door leading out to the front garden and radiator.

#### **Family / Dining Room**

With feature woodburner, fitted shelves, window to front and radiator.

#### **Study**

With window to side 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, integrated oven, separate hob, integrated dishwasher, integrated fridge, window to rear and radiator.

#### **First Floor Landing**

With built in airing cupboard.





### **Master Bedroom**

With built in wardrobes, dual aspect windows and radiator.

### **Bedroom Two**

With built in wardrobe, window to front and radiator.

### **Bedroom Three**

With window to rear and radiator.

### **Bedroom Four**

With window to front and radiator.

### **Family Bathroom**

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

### **Outside**

The garden to this property has been thoroughly landscaped and is largely laid to lawn with a range of mature shrub and floral borders throughout, a feature fish pond and access to:

### **Garage**

With a driveway to front, providing ample space for off road parking.

### **Agents Note**

Please note that this property is served by oil fired central heating and a septic tank for drainage. Please contact the Branch for more details.



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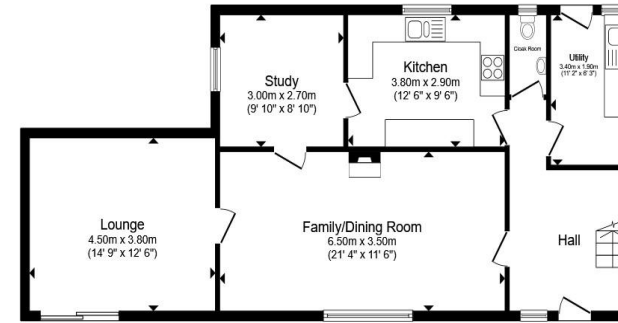
welcome to

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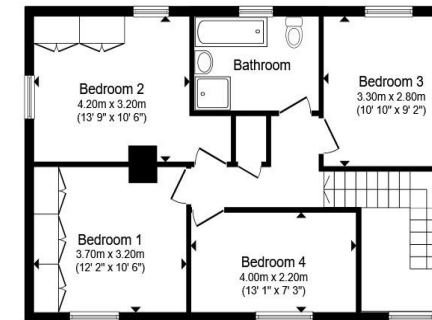
- Spacious Semi-Detached Barn Conversion
- Sought After Norfolk Village Location
- Stunning Landscaped Garden with Feature Fish Pond
- Spacious Family / Dining Room and Separate Living Room
- Well Equipped Kitchen and Separate Utility Room
- Lengthy Driveway & Garage for Parking
- Four Double Bedrooms
- Four Piece Family Bathroom & Additional Downstairs Cloakroom

Tenure: Freehold EPC Rating: F

**£425,000**



Ground Floor



First Floor

Total floor area 146.2 m<sup>2</sup> (1,573 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](http://www.propertybox.io)



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