



## Vicarage Road, Foulden, Thetford, IP26 5AB

Well presented two bedroom character cottage situated in the semi-rural village of Foulden. The property offers two reception rooms, utility cloakroom, log burning stove, two double bedrooms, large garden, oil fired central heating and UPVC double glazing.

Viewing highly recommended!

**Price £300,000 Freehold**





### Shower Room

Shower cubicle, hand wash basin set within worktop with fitted cabinets and drawers below. obscure glass UPVC double glazed window to front, radiator.

### Outside Front

Driveway providing off-road parking, path leading to entrance door, plants and shrubs to beds and borders, wooden fence to perimeter, access to rear garden.

### Rear Garden

Paved patio area, raised vegetable beds, path running the length of the garden with lawn either side leading to brick built storage shed access to front.

### Agent's Notes

EPC rating D57 (Full copy available on request)  
Council tax band B (Own enquiries should be made via Breckland District Council)

- Delightful Character Cottage
- Two Double Bedrooms
- Two Reception Rooms
- Energy Efficiency Rating D57
- Utility Cloakroom and Shower Room
- Oil Fired Central Heating and UPVC Double Glazing

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

Situated in the popular semi-rural village of Foulden, Longsons are delighted to bring to the market this lovely character cottage. This stunning property offers character and charm throughout with two reception rooms, kitchen/dining room, utility cloakroom, two double bedrooms, large gardens with oil fired central heating and UPVC double glazing.

Briefly the property offers entrance porch, lounge, kitchen/dining room, utility cloakroom, front room, two double bedrooms, shower room, gardens, oil fired central heating and UPVC double glazing.

**FOULDEN**  
Swaffham 8 miles, Thetford 14 miles, Downham Market 15 miles  
Situated between the market towns of Swaffham and Downham Market, not far from Thetford Forest. It has an active Village Hall with events throughout the year. Nearby Oxborough has an excellent Gastro Pub and also Oxborough Hall, a National Trust property. The neighbouring village of Northwold has an active Village Hall and Sports and Social club. Further

amenities can be found at the nearby market towns of Downham Market or Swaffham, at Downham Market there is a main line railway station to London Kings Cross.

### Entrance Porch

Door to side, stable door leading to lounge.

### Lounge

**10'7" (3.23m) x 9'8" (2.95m)**

Feature fireplace with oak beam, pamment tiled hearth and inset log burning stove, alcove shelving, radiator, tiles to floor, archway leading to kitchen/dining room..

### Kitchen/Dining Room

**15'4" (4.67m) x 14'9" (4.5m)**

Range of fitted unit to wall and floor, granite and wooden worksurfaces over with tiled splashbacks, ceramic one and a half bowl sink unit with mixer tap and drainer, integrated double electric oven, integrated electric hob, integrated dishwasher, fridge and freezer, floor standing oil boiler, obscure glass UPVC double glazed

windows to both sides, UPVC double glazed French doors leading to rear garden.

### Utility Cloakroom

Space and plumbing for washing machine, corner hand wash basin, WC, obscure glass UPVC double glazed window to side.

### Front Room

**15'8" (4.78m) x 12'0" (3.66m)**

Feature fireplace, stairs to first floor, UPVC double glazed window to front, radiator.

### Stairs and Landing

Obscure glass UPVC double glazed window to side, shelved alcove with loft access above.

### Bedroom One

**11'11" (3.63m) x 9'9" (2.97m)**

UPVC double glazed window to front, radiator.

### Bedroom Two

**9'8" (2.95m) x 9'7" (2.92m)**

UPVC double glazed window to rear, radiator.

