



# Thetford Road

Northwold, IP26

Price £500,000

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## Description

Situated at the end of a small lane, set back from the Thetford Road, on the edge of Northwold village, this stunning detached house offers a perfect blend of modern living and traditional character.

Having undergone a comprehensive renovation within the last five years, the property boasts a versatile and spacious layout that is ideal for family life.

The ground floor comprises a welcoming L-shaped lounge/ dining area, featuring a delightful brick and beam fireplace that houses a gas fire, creating a warm and inviting atmosphere. The modern kitchen, complete with an island and dining space, is perfect for both casual meals and entertaining guests. The ground floor also includes a utility room, a bright conservatory, a dedicated office, and a convenient shower room, ensuring that all your living needs are met.

Upstairs, you will find four generously sized double bedrooms, each offering ample space and comfort. The family bathroom is a true highlight, featuring a luxurious clawfoot bath alongside a separate shower cubicle, providing a perfect retreat for relaxation.

The property is set in a rural, non-estate location on the edge of the village, providing a peaceful environment while still being within easy reach of local amenities. The shingled driveway offers parking for multiple vehicles, and there is a large wooden workshop with power and light, ideal for hobbies or additional storage.

The well-maintained lawned gardens at both the front and rear of the property provide a lovely outdoor space for family gatherings or quiet moments in nature.

This home is presented beautifully throughout, and an internal viewing is highly recommended to fully appreciate the charm and character it has to offer. Contact Molyneux Estate Agents of Brandon to arrange.

## Measurements

Lounge/ Diner - 24' 4" max x 14' 6" max (L-shaped)

Kitchen - 15' 5" max x 15' 5"

Diner - 11' 3" x 7' 11"

Utility - 11' 10" x 10' 2"

Conservatory - 13' 5" x 11' 7"

Shower Room - 8' 5" x 5' 6" max

Office - 10' 2" x 8' 9" max

Stairs to first floor landing

Bedroom 1 - 14' 6" max x 11' 11" plus door recess

Bedroom 2 - 11' 6" x 9' 5"

Bedroom 3 - 11' 7" x 8' 1"

Bedroom 4 - 9' 7" x 9' 6" plus door recess

Bathroom - 12' 5" max x 8' 4" max

Council Tax band - D

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied

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upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





## Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ

TEL: 01842 818282 EMAIL: INFO@MOLYNEUXESTATEAGENTS.CO.UK WWW.MOLYNEUXESTATEAGENTS.CO.UK