



**Cloughs Farm, Hythe Road, Methwold, Thetford, IP26 4PP**

**welcome to**

## **Cloughs Farm, Hythe Road, Methwold, Thetford**

A BEAUTIFULLY REFURBISHED and CHARACTERFUL village home in Methwold, offering THREE GOOD SIZED BEDROOMS, stunning family living space, FOUR-PIECE family bathroom, attractive PERGOLA AREA, outside gym, hot tub area and AIR SOURCE HEATING!

### **Summary**

Tucked away within a cul-de-sac in the highly regarded village of Methwold, this beautifully refurbished home effortlessly combines contemporary family living with the warmth & charm of a country cottage. Thoughtfully improved throughout, it offers stylish, versatile accommodation that is ready to be enjoyed from day one.

Positioned within easy reach of the village shop & Post Office and both primary & secondary schools, whilst also enjoying convenient access to Brandon & Downham Market, the property offers the perfect balance of peaceful village living & everyday practicality.

From the moment you arrive, the home makes a lasting impression! Its attractive kerb appeal, driveway & garage provide both style and convenience, setting the tone for the accommodation within.

A welcoming entrance hall leads into a series of beautifully presented living spaces. The separate dining room provides the ideal setting for family meals & entertaining, while the stunning country-style kitchen has been cleverly designed around a central island & breakfast bar, creating a hub for everyday life. To the rear, the magnificent living room is flooded with natural light, offering an inviting space to relax & host.

Upstairs, three well proportioned bedrooms are served by a sleek four-piece family bathroom, finished to a high standard & perfectly suited to modern living.

Outside, the non-overlooked rear garden has been designed with both enjoyment and entertaining in mind.

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With stable door to front and built in under stairs storage cupboard.

#### **Downstairs Cloakroom**

With W.C, wash hand basin, window to front and radiator.

#### **Lounge**

With feature woodburner, stairs to the first floor landing, French doors opening out to the rear garden and radiator.

#### **Dining Room**

With a range of fitted larder units, providing plenty of storage, window to front and radiator.

#### **Kitchen / Breakfast Room**

With a range of fitted kitchen units at wall and base level with work surface over, inset Butler sink with taps over, space and plumbing for washing machine, integrated dishwasher, integrated electric oven, central island and breakfast bar, space for fridge/freezer, dual aspect windows to both the front and rear and two radiators.

#### **First Floor Landing**

With window to front, built in airing cupboard and access to the loft space.





### **Master Bedroom**

With built in storage cupboard, two windows to rear and radiator.

### **Bedroom Two**

With window to rear and radiator.

### **Bedroom Three**

With fitted sliding wardrobes, window to front and radiator.

### **Bathroom**

With W.C, wash hand basin with mixer tap over, claw foot bath, separate shower cubicle with shower attachment over, window to front and radiator.

### **Outside**

#### **Front Garden**

To the front of the property, there is a part lawned garden with a range of shrubs and plants throughout and a gate that leads round to the rear garden.

#### **Rear Garden**

To the rear of the property, the enclosed garden, which is not overlooked, is largely laid to lawn with an attractive pergola giving a fantastic seating area which overlooks the garden. There is also hedging surrounding, for added privacy and a sheltered area housing a hot tub.

#### **Garage**

With power and light connected and door leading to the rear garden.

#### **Gym**

With power and light connected.



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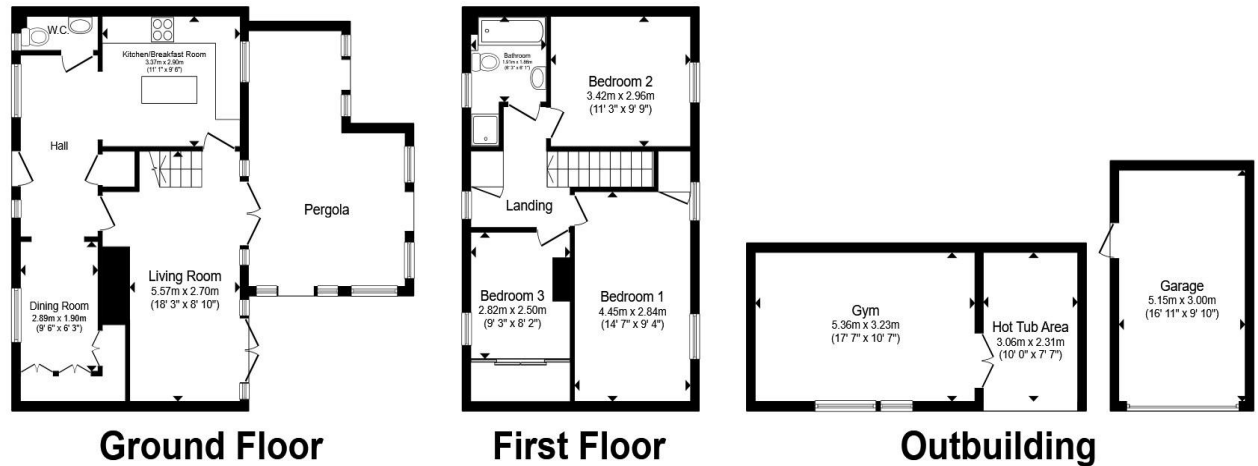
## Cloughs Farm, Hythe Road, Methwold Thetford

- Stylish and Characterful Barn Conversion
- Delightful Garden with Pergola Seating Area
- Three Good Sized Bedrooms
- Living Room Opening to Non-Overlooked Garden
- Separate Dining Area and Guest WC
- 17'1 x 10' Timber Outbuilding (currently used as a Gym)
- Garage and Off Road Parking
- Newly Installed Air Source Heating

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £325,000



Total floor area 153.5 m<sup>2</sup> (1,652 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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Property Ref:  
BRD109452 - 0002

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