



**Methwold Road, Northwold, Thetford, IP26 5LN**

**welcome to**

## **Methwold Road, Northwold, Thetford**

An elegant and immaculately presented village home combining PERIOD DETAIL, a GENEROUS PLOT, EXTENSIVE PARKING, double garage and BEAUTIFULLY REFINED LIVING SPACES, set within a sought-after and close-knit village community!

### **Summary**

Occupying an impressive plot, the home immediately makes a statement with its extensive off-road parking, attractive frontage and undeniable kerb appeal. Internally, the property has been meticulously maintained and thoughtfully enhanced by the current owners, with high ceilings and elegant proportions setting the tone from the moment you enter.

The accommodation begins with a welcoming entrance hall, leading to a beautifully presented living room featuring a classic bay window that floods the space with natural light. The heart of the home is the contemporary, refitted kitchen, seamlessly opening into an adjoining sitting area to create a superb open-plan space ideal for entertaining and everyday family living. This flows effortlessly into a stunning conservatory, providing further versatile reception space with views across the garden. A rear lobby and stylish ground-floor shower room complete the ground floor.

Upstairs, the first floor offers two generous double bedrooms, each showcasing original ornamental fireplaces, alongside a third bedroom and a well-appointed family bathroom.

Externally, the property continues to impress. A long gravel driveway leads to a secure and private section of the plot, where a substantial double garage and additional storage can be found. Beyond this, the garden opens into a large lawned area, complete with a charming treehouse, creating a space that caters equally well to families, entertaining or simply enjoying the setting.

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With door to front and stairs to the first floor landing.

#### **Living Room**

With bay window to front, two radiators and door to:

#### **Conservatory**

Being of UPVC construction with a brick base and two radiators.

#### **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 dishwasher, integrated oven and induction hob with cooker hood over, space for fridge/freezer, built in under stairs storage cupboard, two windows to side and radiator.

#### **Sitting Room**

With doors to Conservatory.

#### **Rear Lobby**

With space and plumbing for washing machine, radiator and access to:

#### **Ground Floor Shower Room**

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





### **First Floor Landing**

Being split level, with access to the loft space and built in storage cupboards.

### **Bedroom One**

With feature fireplace, window to front and radiator.

### **Bedroom Two**

With feature fireplace, built in storage cupboard, window to rear and radiator.

### **Bedroom Three**

With window to front.

### **Bathroom**

With W.C, wash hand basin with mixer tap over, bath, dual aspect windows to both the side and rear and heated towel rail.

### **Outside**

#### **Front Garden**

To the front, the front garden has been laid to shingle with a large ornamental bush to feature.

To the side, there is a lengthy gravel driveway which leads you down to a vast shingled area, for turning and plenty of off road parking and allows access to:

#### **Double Garage**

#### **Rear Garden**

To the rear of the property, the garden is largely laid to lawn with a paved patio seating area with floral borders and a tree house.



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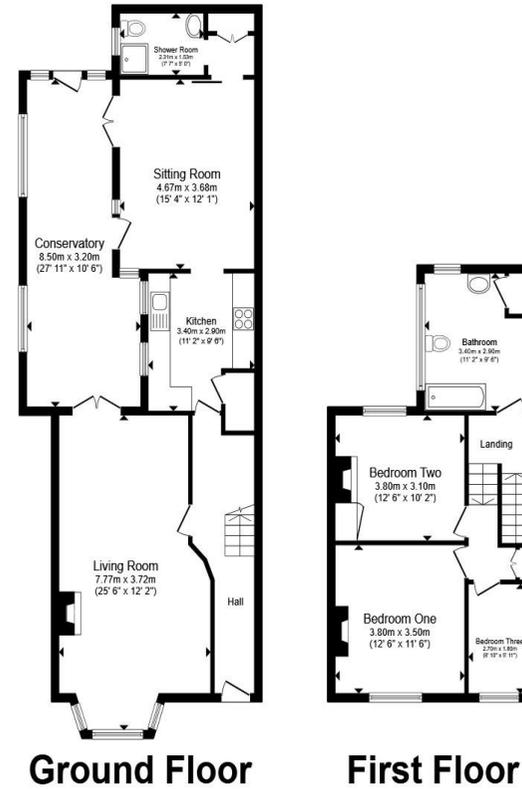
- Impressive Village Home with Strong Kerb Appeal
- Generous Plot with Extensive Off Road Parking and Double Garage
- Immaculately Presented and Thoughtfully Upgraded Throughout
- High Ceilings and Elegant Period Detailing
- Contemporary Refitted Kitchen with Open-Plan Sitting Room
- Multiple Reception Areas Including Conservatory
- Ground Floor Shower Room & First Floor Family Bathroom
- Expansive Rear Garden with Treehouse

Tenure: Freehold

EPC Rating: E

Council Tax Band: C

**£450,000**



Total floor area 142.4 m<sup>2</sup> (1,533 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:  
BRD109462 - 0001

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