



De Playz Close, Methwold, Thetford, IP26 4RY

welcome to

De Playz Close, Methwold, Thetford

Set within the ever-popular village of Methwold, this recently constructed link-detached family home offers MODERN FINISHES, HIGH ENERGY EFFICIENCY, SPACIOUS ROOMS and A GENEROUS REAR GARDEN, making it an ideal choice for families, first time buyers or investors alike.

Summary

Found in the sought-after Norfolk village of Methwold, known for its strong sense of community, this recently constructed link-detached home offers the perfect balance of village living with excellent connectivity. The larger market towns of Brandon and Downham Market are just a short commute away, both providing mainline rail links to Cambridge, Norwich and London King's Cross.

Built to modern standards, the property benefits from contemporary finishes throughout, well-proportioned rooms and excellent energy efficiency, including an efficient air source heat pump system - offering both comfort and lower running costs.

With striking kerb appeal, the home is approached via a driveway and garage, setting the tone from the outset. Inside, the accommodation is light, bright and thoughtfully laid out. A welcoming entrance hall with a handy downstairs cloakroom leads into a sleek, modern kitchen with integrated appliances and space for dining. To the rear, the living room enjoys plenty of natural light and opens directly onto the garden, creating a lovely flow for everyday living and entertaining.

Upstairs, there are three good sized bedrooms, with the principal bedroom benefitting from a stylish en suite, alongside a contemporary family bathroom.

Outside, the rear garden is larger than average for a property of this style and offers a sunny, versatile space - ideal for relaxing, entertaining or family life.

The Accommodation

Entrance door to:

Entrance Hall

With door to front.

Downstairs Cloakroom

With W.C and wash hand basin with mixer tap over.

Lounge

With dual aspect windows to both the side and rear, double doors leading out to the rear garden and radiator.

Kitchen / Diner

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, double oven, electric induction hob, fridge/freezer, dishwasher and door to:

Utility Room

With space and plumbing for washing machine, space for tumble dryer and integral door to Garage.

First Floor Landing

With built in storage cupboard and access to the loft space.

Master Bedroom

With two windows to front and radiator.

Master En-Suite

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

Bedroom Two

With window to rear and radiator.





Bedroom Three

With window to rear and radiator.

Bathroom

With W.C, wash hand basin with mixer tap over, bath with mixer tap and shower attachment over and heated towel rail.

Outside

Front Garden

To the front of the property, there is a lawned garden, parking for two cars and access to:

Garage

With electric door to front, power and light connected and air source heat pump.

Rear Garden

To the rear, the enclosed garden is largely laid to lawn with a patio seating area and side access back round to the front.



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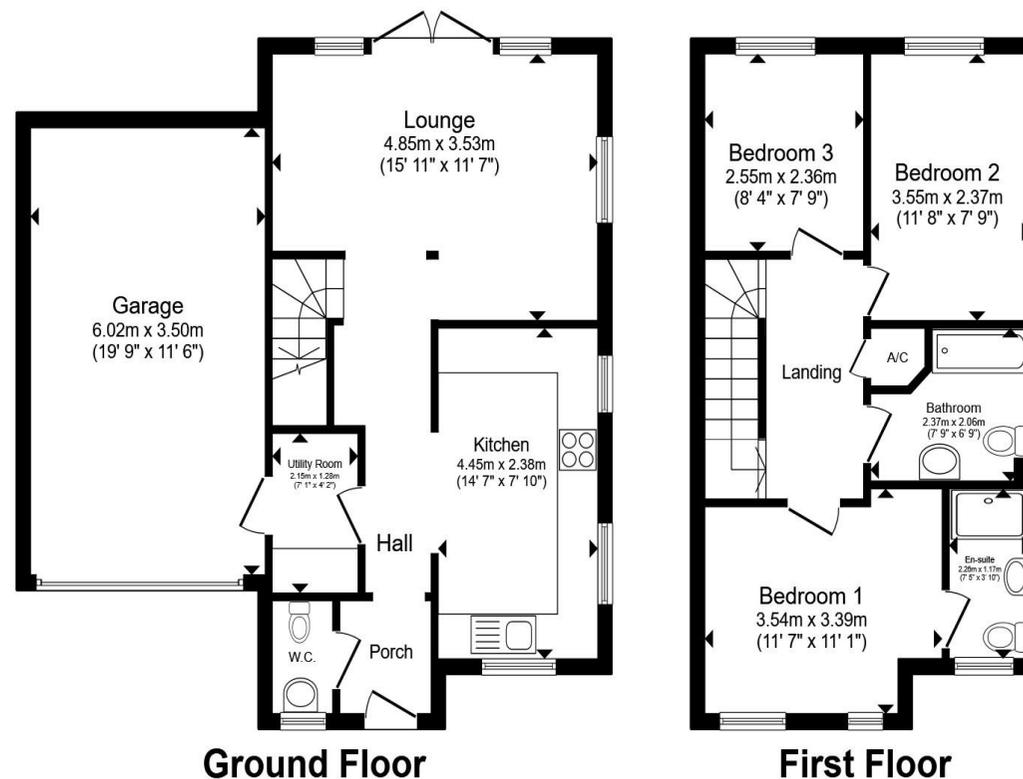
welcome to

De Playz Close, Methwold, Thetford

- Recently Constructed Link-Detached Home
- Popular Norfolk Village with Strong Community Feel
- Mainline Rail Links to Cambridge, Norwich & London Close By
- High Energy Efficiency with Air Source Heating
- Modern Finishes Throughout
- Light & Bright Living Accommodation
- Three Bedrooms, with En-Suite to Master
- Garage & Driveway Parking

Tenure: Freehold EPC Rating: B Council Tax Band: C

£275,000



Total floor area 104.5 m² (1,125 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



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Property Ref:
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